

GOVDOC

m3/B16

RA

90/30

BOSTON PUBLIC LIBRARY



3 9999 06586 625 1

BOSTON
PUBLIC
LIBRARY



GOVDOC

90-5523

HOUSING PROPOSAL

CWLT/
AUDUBON COLLABORATIVE

Citywide Land Trust

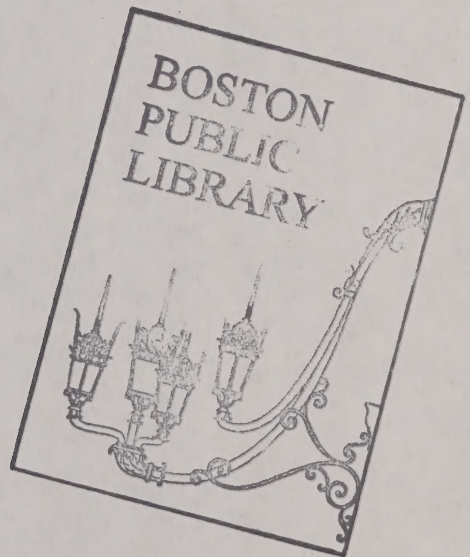
BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
RECEIVED

NOV 29 2001

Boston Redevelopment Authority
Boston, MA

TABLE OF CONTENTS

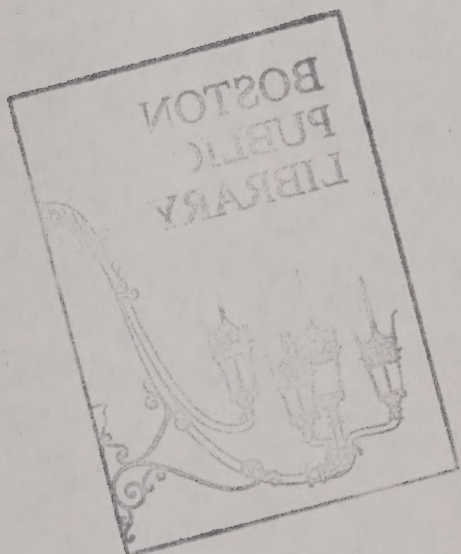
1. Introduction
2. Project Description
3. Project Summary
4. Development Team Information
(Includes Attachment)
5. Housing Development Budget
(Includes Rent Schedule Attachment)
6. Financing Sources
(Includes Pro Forms and Letters of Financial Commitment)
7. Disclosure Statement
8. Affirmative Marketing Plan
(Includes Attachment with selection criteria)
9. Non-Discrimination Statement



COUNCILOR BRIAN McLAUGHLIN
BOSTON CITY COUNCIL
BOSTON CITY HALL
ONE CITY HALL PLAZA
COUNCIL CHAMBERS, 5th FLOOR
BOSTON, MA 02201

TABLE OF CONTENTS

1. General Information	1
2. General Information	1
3. General Information	1
4. General Information	1
5. General Information	1
6. General Information	1
7. General Information	1
8. General Information	1
9. General Information	1
10. General Information	1
11. General Information	1
12. General Information	1
13. General Information	1
14. General Information	1
15. General Information	1
16. General Information	1
17. General Information	1
18. General Information	1
19. General Information	1
20. General Information	1
21. General Information	1
22. General Information	1
23. General Information	1
24. General Information	1
25. General Information	1
26. General Information	1
27. General Information	1
28. General Information	1
29. General Information	1
30. General Information	1
31. General Information	1
32. General Information	1
33. General Information	1
34. General Information	1
35. General Information	1
36. General Information	1
37. General Information	1
38. General Information	1
39. General Information	1
40. General Information	1
41. General Information	1
42. General Information	1
43. General Information	1
44. General Information	1
45. General Information	1
46. General Information	1
47. General Information	1
48. General Information	1
49. General Information	1
50. General Information	1
51. General Information	1
52. General Information	1
53. General Information	1
54. General Information	1
55. General Information	1
56. General Information	1
57. General Information	1
58. General Information	1
59. General Information	1
60. General Information	1
61. General Information	1
62. General Information	1
63. General Information	1
64. General Information	1
65. General Information	1
66. General Information	1
67. General Information	1
68. General Information	1
69. General Information	1
70. General Information	1
71. General Information	1
72. General Information	1
73. General Information	1
74. General Information	1
75. General Information	1
76. General Information	1
77. General Information	1
78. General Information	1
79. General Information	1
80. General Information	1
81. General Information	1
82. General Information	1
83. General Information	1
84. General Information	1
85. General Information	1
86. General Information	1
87. General Information	1
88. General Information	1
89. General Information	1
90. General Information	1
91. General Information	1
92. General Information	1
93. General Information	1
94. General Information	1
95. General Information	1
96. General Information	1
97. General Information	1
98. General Information	1
99. General Information	1
100. General Information	1



COUNCILOR BRIAN McLAUGHLIN
 BOSTON CITY COUNCIL
 BOSTON CITY HALL
 100 CITY HALL
 BOSTON, MA 02101

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn

Stephen Coyle

One City Hall Square
Boston, MA 02201
(617) 722-4300

December 18, 1990

Lawrence Dwyer, Chairman
Neighborhood Housing Trust
1010 Massachusetts Avenue
Boston, MA 02118

Dear Larry:

I am writing to you on behalf of the Boston Citywide Land Trust, (BCLT), and the collaborative of organizations working with them, to request a commitment of Linkage funds in the amount of \$405,565.

BCLT, in conjunction with the Veterans Benefits Clearinghouse, the Friends of Long Island Shelter, CASCAP, and Vinfen, Inc., proposes to acquire and rehabilitate 51 units of housing on Beacon Street in Audubon Circle. All 51 units will be affordable to low income individuals, and will be targeted to various special needs populations. Seven units will be targeted to previously homeless veterans by VBC; seven units will be targeted to previously homeless individuals who have gone through the transitional housing program of the Friends of Long Island Shelter; nineteen units will be targeted to very low income senior citizens and working individuals by CASCAP; eighteen units will be targeted to individuals with mental disabilities by Vinfen, Inc., with support from the Mass. Department of Mental Health; and up to ten units will be set aside for individuals with AIDS.

This project, along with the project being proposed by Caritas, is the culmination of over six years of concerted effort by the City, the BRA, and most importantly the Audubon Circle neighborhood to convert dormitory uses into housing for needy residents. The provision of this single individual occupancy housing is a critical element in the City's effort to combat homelessness. It also will reflect the City's commitment to addressing the housing needs of people afflicted with AIDS.

This project has received a commitment of \$500,000 HIF funds, \$102,000 in tax credits, and \$1,400,000 in HUD Section 202 funding. The Linkage funds are the final source required to make this desperately needed project a reality.

Lqwrence Dwyer
December 18, 1990
Page 2

I very much appreciate your consideration of this proposal.
Please let me know if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Coyle", written in a cursive style.

Steve Coyle, Director

cc: Members of the Neighborhood Housing Trust
Lisa Chapnick, PFD

FORM 1

PROJECT SUMMARY

1. APPLICANT: Name Boston Citywide Land Trust
 Address 434 Massachusetts Ave., #502, Massachusetts Sq.
Boston, Mass. 02118
2. PROJECT ADDRESS: 806-820, 824, 826, 848 + 864 Beacon St., Boston
3. PROJECT NAME (if different): Audubon Circle SRO
4. PROJECT TYPE: (Check all categories that apply)
- | | |
|---|---|
| <input type="checkbox"/> NEW CONSTRUCTION | <input checked="" type="checkbox"/> RENTAL |
| <input checked="" type="checkbox"/> REHABILITATION OF OCCUPIED PROPERTY | <input type="checkbox"/> SINGLE FAM OWNERSHIP |
| <input type="checkbox"/> REHABILITATION OF ABANDONED PROPERTY | <input type="checkbox"/> CONDOMINIUM |
| <input type="checkbox"/> ADAPTIVE REUSE | <input type="checkbox"/> COOPERATIVE |
| <input type="checkbox"/> MIXED USE | <input type="checkbox"/> TRANSITIONAL HOUSING |
| | <input type="checkbox"/> EMERGENCY SHELTER |
| | <input type="checkbox"/> OTHER (specify) |
| | <u>Single room occupancy</u> |

5. PROJECT DESCRIPTION: Complete the following project description where the following definitions apply: Units also include beds for shelters and rooms for shared living projects (specify); "new units" includes newly constructed housing, rehabilitation of abandoned units, creation of new housing through adaptive reuse.

(i) UNITS BY TYPE			(ii) UNITS BY INCOME		
	TOTAL UNITS	NEW UNITS		TOTAL UNITS	NEW UNITS
RENTAL	<u>51</u>	<u>0</u>	LOW INCOME	<u>51</u>	<u>0</u>
OWNERSHIP	<u>0</u>	<u>0</u>	MOD INCOME	<u> </u>	<u> </u>
OTHER (specify)	<u> </u>	<u> </u>	OTHER	<u> </u>	<u> </u>
<u>Total</u>	<u>51</u>	<u>0</u>		<u>51</u>	<u>0</u>

(iii) HOUSING UNIT SIZE & PRICE BREAKDOWNS:

	# of Units	S.F. per Unit (avg.)	Unit Sale Price/ Monthly rent	Cost/SF
Studio:	<u>23</u>	<u>370</u>	<u>175-375 *</u>	<u>N/A</u>
1 BR:	<u>27</u>	<u>410</u>	<u>350-400 *</u>	<u>N/A</u>
2 BR:	<u>1</u>	<u>610</u>	<u>725 *</u>	<u>N/A</u>
3 BR:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
4 BR:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL:	<u> </u>	<u> </u>	<u> </u>	<u> </u>

avg. rents
 0BR - 275
 1BR - 375
 2BR - 725

* without rental assistance subsidies

6.	TOTAL DEVELOPMENT COST:	\$	3,457,471	
7.	DEVELOPMENT COST PER SQ. FT.:			
	A. NEW CONSTRUCTION:	\$		
	B. REHABILITATION:	\$	33 per	
8.	PROPERTY PURCHASE OFFER:	\$	2,337,000	
9.	# OF PARKING SPACES:		11	
10.	% OPEN SPACE:		N/A	
11.	FLOOR TO AREA RATIO:		N/A	
12.	UNIQUE PROJECT FEATURES:		Single room occupancy	
13.	PROPOSED COMMERCIAL USES:		N/A	
	(if applicable)			
14.	# OF COMMERCIAL UNITS:		N/A	
15.	COMMERCIAL SQUARE FOOTAGE:		N/A	
16.	COMMERCIAL RENTS:	\$	N/A	
17.	PROPOSED PROJECT FINANCING: PRIVATE:		0	
18.	FINANCING GAP:	\$		
19.	PUBLIC ASSISTANCE SOURCES: HIF		500,000	
	SEC.202		1,400,000	
	LAND BANK		752,177	
	TAX CREDITS		102,752 (net proceeds	
			from syndication 399,729)	
20.	TOTAL LINKAGE REQUEST:	\$	500,000	
21.	LINKAGE REQUEST PER LOW-MOD UNIT:	\$		
22.	TYPE OF LINKAGE REQUEST (circle)			
	If loan, describe terms:			
		X GRANT		LOAN

ELIGIBILITY AND EVALUATION CRITERIA

I. Applicant Eligibility

BCLT in the past year and one half has pursued the acquisition of 122 single room occupancy units on Beacon Hill (Bowdoin Lodging Houses) which it will preserve as affordable and has been actively involved in the Coalition for the Preservation of Single Room Occupancy Buildings, a consortium of Boston based non-profit organizations involved in the renovation and management of SROs. BCLT is currently involved in the acquisition, development and preservation of the following affordable housing projects;

a) The rehabilitation of 70 units in 11 buildings in Lower Roxbury which BCLT purchased a year ago as interim owner/developer. Subsequent to the completion of renovation and at the time of the permanent finance closing, the property will be converted to a scattered site limited equity cooperative with a groundlease held by BCLT. Current residents, who are primarily low income, will not be displaced but will remain as co-op members following extensive tenant education. Construction is completed on the first three buildings and is underway on the next two scheduled buildings; the project is within budget and is on schedule.

Total Development Cost: 6.4 million

b) Three Buckley Avenue. BCLT worked in collaboration with the Jamaica Plain Neighborhood Development Corporation in the rehabilitation of this small multi family dwelling, which has become part of the NDC's scattered site limited equity cooperative (comprising approximately 20 units) and BCLT will hold the groundlease to preserve the affordability of the co-op units.

c) Project Family Independence-the development of a 15 unit limited equity cooperative for young single parent families with on site day care and supportive services. Project Family Independence, Inc., an affiliate corporation of Family Service of Greater Boston is committed as the developer; The Women's Institute of Housing and Economic development, Inc. is the development consultant and BCLT is a sponsor and will own the land on which the cooperative is built and will lease the land to the co-op on a 99 year lease.

Total proposed development cost: 2 million

d) SRO and Congregate Housing Collaborative-the acquisition and development of approximately 160 lodging house and shared living units in scattered sites in Boston's neighborhoods-the South End, Roxbury, Allston Brighton, the Fenway-to be preserved as affordable for low income working poor, people with AIDS, chronically mentally ill and homeless clients of the Department of Mental Health, Metro

Boston Region and other low income and special needs individuals.

BCLT's role is as coordinator/gap developer and will assist as needed in the assembly for financing for acquisition and development by identified neighborhood non-profit developers.
Total proposed development cost; 6.4 million

II. Project Eligibility

1. Need for Trust Funds

Without linkage funds, this project cannot go ahead. Boston Citywide Land Trust has kept development costs less than 68,000 a unit and put together a creative financing package, but linkage is a critical part of this package.

2. Trust Funds to be Used Solely for Affordable Housing

Our projected rent schedule allows us to rent 100 of the 51 units to individuals of low and moderate income. Thus, all linkage funds will be used solely for affordable housing.

3. Trust Funds to be Used Solely for Housing

Our project contains no commercial space. Thus, all linkage funds will be used solely for housing.

4. Long-Term Affordability

Since the mission of BCLT is to provide decent, affordable housing rather than to make a profit, we will ensure long term affordability through deed restrictions. Requirements of the Low Income Tax Credit and the Housing Innovations Fund Loan also guarantee long term affordability.

5. Financial Feasibility

Provided that BCLT receives its request for linkage funds, this project is financially feasible as shown by the attached pro forms.

6. Site Control

Boston University has agreed to sell these buildings for the price offered by BCLT in accordance with earlier agreements signed with the City of Boston. BCLT has received developer designation by both the Audubon Circle Neighborhood Association and the Boston 3-

Redevelopment Authority, as required by Boston University's Request for Proposals for these buildings.

7. Compliance with Boston Jobs Ordinance

BCLT will comply with the Boston Jobs Ordinance through selecting a contractor experienced in working with this ordinance, requiring compliance with the ordinance as a condition of all contracts, and monitoring the compliance throughout renovation.

8. Compliance with Sanitary and Building Codes

BCLT will comply with all sanitary and building codes.

9. Fair Housing

BCLT will comply with requirements of the Boston Fair Housing Commission and other applicable fair housing requirements in marketing and tenant selection. Our success with out current marketing and tenant selection plan, approved by the Executive Office of Community Development, indicates our ability to comply with these standards.

III. Evaluation Criteria

Of the 51 total units, all will be affordable.

2. Percentage of Affordable Units

Audubon SRO is 100% affordable.

3. Developer's Capacity

BCLT and the collaborative developers have successfully owned and managed general affordable and special needs buildings over the past five years.

4. Timeline

BCLT plans to begin construction in April assuming linkage funds are in place.

5. Duration and Strength of Mechanisms to Preserve Affordability

Deed restrictions will ensure 99 year affordability.

6. Number of Units for low income households

All 51 units will be reserved for low income tenants.

7. Extent of Housing for Special Needs Households

The Audubon Circle buildings will house homeless veterans, low income elderly, homeless receiving shelter at the Long Island facility, and persons with AIDS; all special needs.

8. Extent of Employment for Local Minority and Female Labor

The project will provide employment for local, minority and female labor as required by the Boston Jobs Ordinance.

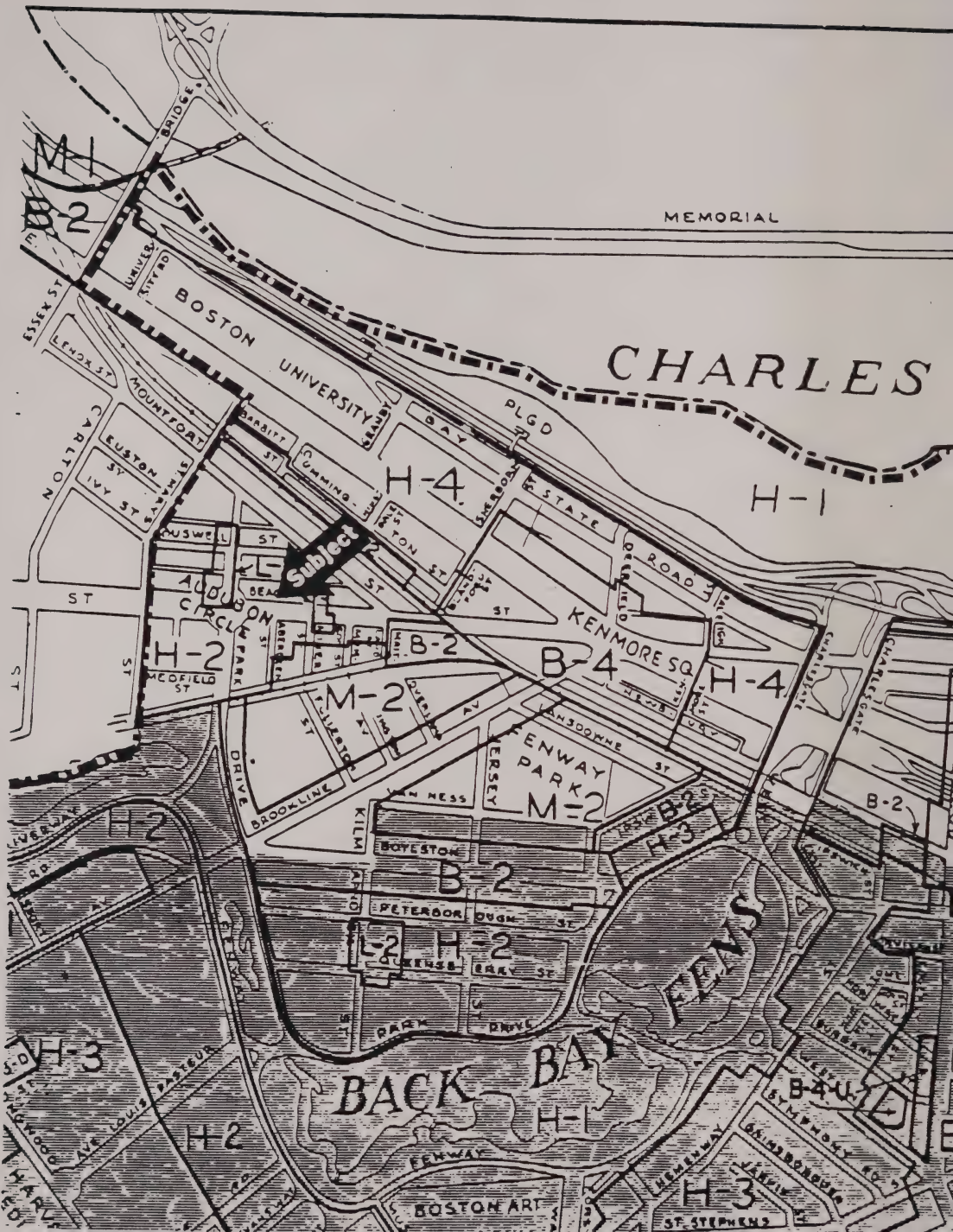
9. Extent of Participation by Minority or Women Business Enterprises

BCLT will conform to all requirements of the Minority and Women owned Business Enterprises requirement of the City of Boston.

10. Extent of Linkage Funding in the Neighborhood

To date, no linkage funding has been awarded to a project in the Fenway.

Zoning Map





Area Map

KEY

- | | |
|------------------------|-------------------------|
| 1-Shopping Facilities | 6-Fire Station |
| 2-Schools | 7-Public Transportation |
| 3-Hospitals | 8-Church |
| 4-Parks and Recreation | 9-City Hall |
| 5-Police Station | |

DIRECTIONS

From South: Route 1 North to Park Drive. Left on Park Drive. Right on Beacon Street. Buildings are on left.

From North: Commonwealth Avenue to Kenmore Square. Bear left onto Beacon Street and cross over highway. Buildings are on right in the block before Park Drive.

FORM 2

1. DEVELOPMENT TEAM INFORMATION

<u>Developer</u>	<u>Address</u>	<u>Telephone</u>
------------------	----------------	------------------

Boston Citywide Land Trust	434 Mass.Ave., Boston	247-3220
----------------------------	-----------------------	----------

Friends of the Long Island Shelter	208 Charles St. Reading	944-3562
------------------------------------	-------------------------	----------

Veterans Benefits Clearinghouse	70 Warren St. Roxbury	445-7030
---------------------------------	-----------------------	----------

Cambr./Somerville Coop. Apt. Program	678 Mass. Ave., Camb.	492-5559
--------------------------------------	-----------------------	----------

Vinfen Corporation	56 Fenwood Rd., Boston	254-7300
--------------------	------------------------	----------

On a separate page, please describe fully the nature of the development entity, including: a) the legal structure, b) list the general partners, and c) the legal history of the organization. Please attach a copy of any joint venture agreement, articles of incorporation or trust agreement establishing the development entity.

Architect/Engineer(s) _____ Since the extent of the rehabilitation will be

relatively minor, a designer, if necessary, will be selected at a later date.

Attorney _____

Gouldston and Storrs

400 Atlantic Avenue, Boston, Mass. 02210

Accountant _____

To be selected

Development Consultant _____

To be selected

Construction Manager _____

To be selected

Marketing Agent (if applicable) _____

To be selected

For each of the members of the development team, including each general partner, please attach a resume.

FORM 2-continued

2. DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY

1. Name and address of developer:
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

Yes: _____

No: x

If yes, explain

3. a. The financial condition of the developer, as of Dec. 1990, is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence. See Form 2 Attachment

- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

4. If funds for the development of the project are proposed to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

See Form 4

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

- a. In banks:

Name, address & zip code of bank

Amount

Massachusetts Government Land Bank
One Court St., Boston, Mass. 02108

\$ 747,784

- b. By loans from affiliated or associated corporations of firms:

<u>Name, address & zip code of source</u>	<u>Amount</u>
N/A	\$

- c. By sale of readily salable asset

<u>Description</u>	<u>Market Value</u>	<u>Mortgage or Liens</u>
N/A	\$	\$

6. Name and addresses of bank references:

Michael Schaaf, Director of Projects, Massachusetts Land Bank,
One Court St., Suite 200. Boston Mass., 02108

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

Yes: _____ No: X

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

See Form 2 Attachment

- b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

No

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:
Contractor to be selected

b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

Yes: _____

No: _____

If yes, explain:

N/A

c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____

General description of such work

N/A

d. Construction contracts or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

\$

N/A

e. Outstanding construction contract bids of such contractor or builder:

Awarding Agency

Amount

Date Opened

\$

N/A

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item 3) are attached hereto and hereby made a part hereof as follows:

See Form 2 Attachment

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston or BRA employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston and/or BRA position, and if not currently employed by the City/BRA, the last date of City/BRA employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project own(s) in the City of Boston:

B.C.L.T.- Lower Roxbury Cooperative Project (70units, 11 Blds.)
B.C.L.T.- Three buckley Avenue, Jamaica Plain
B.C.L.T.- Bowdoin Lodging Houses, Beacon Hill
CASCAP - The Cambridge House 47-49 Lee St. Camb.
CASCAP - The Woodbridge House 11 Woodbridge St. Camb.
CASCAP - Merriam St. Development, 57 Merriam St. Somerville
CASCAP - 77 Magazine St., Cambridge
F.L.I.S - The Wise Street House, one Wise St., Jamaica Plain
V.B.C - 6 Hartford St. Dorchester
VINFEN CORP. - To be submitted

FORM 2 - ATTACHMENT

BOSTON CITYWIDE LAND TRUST, INC'S
ORGANIZATIONAL UPDATE

LIST OF BOARD OF DIRECTORS

STAFF RESUMES

FINANCIAL STATEMENTS

I. History of the Organization

Boston Citywide Land Trust, Inc. (BCLT), formed in 1985, is a non-profit corporation dedicated to the long term preservation of affordable housing. BCLT effectuates this purpose through its involvement in four primary functions: (1) acquisition and removal of property from the market; (2) development of the acquired property in collaboration with community developers; (3) preservation of the affordability of the developed housing through equity resale and use restrictions contained in a ground lease arrangement; and (4) monitoring compliance with the terms of the ground lease.

The ground lease which insures preservation of the affordability of the developed housing involves separation of ownership of land and the housing units thereon. The low and/or moderate income residents who purchase the units lease the land from the Land Trust on a long term basis (99 years). The provisions in the lease restrict future use to low and/or moderate income residents and limit the resale price.

The Boston Citywide Land Trust, Inc. is governed by a Board of Directors currently comprised of member organizations shown in Attachment 1. Each member organization designates a representative to serve on the Board and that representative exercises a vote for his/her organization. The President of BCLT is Arthur Johnson, Esq., Neighborhood Development Corporation of Jamaica Plain; the treasurer is William Boyle, Hyde Park Development Corporation and the clerk is Roger Herzog, Inquilinos Boricuas En Accion. The Executive Director is Anne Reitmayer, Esq.

BCLT's program is focused in four major areas, as follows:

1. Acquisition, Development and Preservation of Affordable Housing;
2. Outreach/Advocacy;
3. Development and Implementation of BCLT groundlease monitoring program;
4. Collaborative research in the area of affordable housing initiatives

1. ACQUISITION, DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING

Lower Roxbury Cooperative Project

The LRCP consists of 70 units of housing in 11 buildings in Lower Roxbury formerly under private ownership. The Boston

Citywide Land Trust Inc. joined with a coalition of tenants and advocates consisting of United South End Settlements, Cooperative Housing Task Force, Cedac, Greater Boston Legal Services to assemble resources to save the housing and develop it into a limited equity cooperative. The Boston Citywide Land Trust, Inc. after protracted negotiations negotiated a purchase and sales agreement with the sellers.

BCLT purchased the buildings on January 30, 1989 as interim owner/developer and will manage them with a private management agent through an estimated 15-18 month acquisition/renovation period. The renovation envisions replacement of the heating system, upgrading of plumbing and electrical service, masonry repair, lead paint removal as well as some interior remodeling and room configuration.

At the time of the permanent finance closing, the property will be converted to a scattered site limited equity co-op with a ground lease held by BCLT. The current residents will not be displaced but will remain as co-op members, following an extensive tenant education and organizing process. Prices for shares of stock in the planned co-op are being kept low (\$1600) to be affordable to current low and moderate income residents.

Construction is completed on the first three buildings and is underway in the next two scheduled buildings and the project is within budget and is progressing on schedule. Resident training is ongoing and co-op training is beginning on a building by building basis. Resident board members are currently working with the Cooperative Housing Task Force to generate a resident selection plan.

Significant commitments from public and private lender sources have been obtained including a \$3 million permanent commitment from the Massachusetts Government Land Bank; up to \$2 million of permanent financing from the Washington Mortgage Group; \$350,000 from the City of Boston's linkage program; a \$1 million dollar commitment for acquisition from the State Housing Innovations Fund; a \$3 million acquisition loan from the City's CDBG funds (backed by a \$3 million letter of credit from Newworld Bank); a construction loan of approximately \$1.5 million from Newworld Bank and a commitment of 51 of the City's 707 rental subsidies.

Three Buckley Avenue, Jamaica Plain

BCLT acquired the property located at 3 Buckley Ave from the City of Boston in December, 1987 for one dollar. BCLT worked in collaboration with the Jamaica Plain Neighborhood Development Corporation (NDC) in the rehabilitation of 3 Buckley. It is planned that 3 Buckley will become part of the NDC's scattered site limited equity

coop after rehab and that BCLT will enter into a ground lease with the co-op to ensure its continued affordability over time. NDC in consultation with the Cooperative Housing Task Force is providing co-op training to the residents of 3 Buckley and the residents of the other buildings which will be part of the scattered site co-op.

BCLT secured construction financing from the Institute for Community Economics, Inc. at very favorable terms. Commitment of 707 rental subsidies from the Boston Housing Partnership will enable the current low income residents to cover their share of the operating costs subsequent to renovation and to remain as coop members. At this point construction is completed and costs remained well within the projected budget. Resident selection has been completed in connection with the vacant first floor apartment. Resident coop training has begun.

Project Family Independence

Project Family Independence, a project of Family Service of Greater Boston, is a program designed to provide stability and independence to 15 young single parent families with children under the age of two. The program will provide permanent housing for these families, on site child care and supportive services. The development of permanent housing is seen as a critical component of the project and Project Family Independence, Inc., a subsidiary of Family Service of Greater Boston is committed as the developer of the cooperative. The Women's Institute of Housing and Economic Development, Inc. is the development consultant and Boston Citywide Land Trust, Inc. is a sponsor and will own the land on which the cooperative is built (The Land Trust will lease the land to the cooperative on a 99 year lease). The City of Boston has supported the Project by assisting the project in locating a suitable city owned parcel and Family Service has received designation for a parcel within the Dudley Triangle in Roxbury.

Bowdoin Lodging Houses

This project involves the acquisition and preservation of 122 single occupancy units located in the Beacon Hill area of Boston at 37,39 and 41 Beacon Street. The buildings currently house primarily low and moderate income residents, with approximately 15% elderly, 39 % Department of Mental Health outpatients; 14% people with AIDS.

The project envisions acquisition by BCLT and preservation of the properties as affordable single room occupancy units with a continued commitment to set aside a portion of those units for DMH patients for whom the proximity of the site to Lindemann Mental Health Center is a critical attribute.

BCLT will continue to own the properties in its "landbanking capacity", maintaining them as affordable, and manage them through a private management agent until such time as another non-profit organization (ideally with a specific programmatic focus on lodging and rooming house preservation) is in a position to assume ownership of the property. BCLT will ensure that the continued affordability of the property will be maintained through a ground lease with the "new owner" or through some other mechanism which will secure affordability.

SRO AND CONGREGATE HOUSING COLLABORATIVE

BCLT's SRO (lodging house) and congregate housing collaborative involves the acquisition and development of approximately 160 lodging house and shared living units in scattered sites in Boston's neighborhoods-the South End, Roxbury, Allston Brighton, the Fenway, Beacon Hill, East Boston. This development is targeted to provide alternative housing for low income Boston residents with a significant set aside of units (50%) for chronically mentally ill and homeless handicapped (physically and mentally handicapped) and for persons with AIDS. BCLT has been working in conjunction with the Department of Mental Health, Metro Boston Region and with AIDS Action Committee to 1) identify sites for acquisition and development which will be accessible to the targeted populations in terms of public transportation, medical services and other needed services and 2) involve neighborhood non profit community development corporations which would oversee necessary rehabilitation and assume the role of long term ownership and management of these properties. AIDS Action Committee and Department of Mental Health have committed staff time to the development of the collaborative and are committed to providing programmatic support to the special needs residents who will occupy this housing. BCLT's role is as coordinator/gap developer and will assist as needed in the assembly of financing for acquisition and development. In the latter role, BCLT has recently secured an upfront technical assistance loan and option loan from CEDAC of \$35,000.

2. OUTREACH/ADVOCACY PROGRAM

BCLT is still a relatively new and "complex" preservation tool for affordable housing. BCLT launched its Outreach/Advocacy Program in the Autumn of 1988 as it saw the need for increased education and dialogue efforts both among community residents and among the development and financial community committed to our goals. The program is as follows:

- a. production of a brochure explaining the land trust as an affordability model for residents of housing on Land Trust Land
- b. production of a brochure for technical users (non-profit developers; lenders) addressing issues pertaining to development and financing using the land trust model (in production);
- c. sponsor a conference on the Land Trust as a mechanism for long term preservation on affordability in housing (conference was held in Winter, 1989)
- d. establish a newsletter to provide information on ongoing activities of the Land Trust and a forum for dialogue on emerging issues concerning the Land Trust model (in planning).

3. DEVELOPMENT AND IMPLEMENTATION OF GROUNDLEASE MONITORING PROGRAM

BCLT envisions that the full development of its Groundlease Monitoring Program will enable it to refine the role that it as a community land trust plays in the preservation of the affordability of housing on land for which it holds the groundlease. The launching of the Groundlease Monitoring Program both serves to strengthen BCLT as a mechanism to acquire and preserve the affordability of housing on a long term basis within Boston and to serve as a model which can be replicated by other cities and towns which are concerned with the preservation of affordable housing within their communities.

The monitoring program will include the following milestones:

- a. development of sales procedures and income and family size verification procedures needed to effectuate monitoring of groundlease equity and use restrictions;
- b. design storage and retrieval system for information on sales procedures and income and family size verification;
- c. design actual monitoring and support procedures to track compliance with groundlease regarding sales and transfers; permitted financing; property management and organizational issues;
- d. development of marketing and educational materials on monitoring system;
- e. market groundlease monitoring program to potential users (e.g. housing cooperatives; affordable housing developers and sponsors, etc.)

Currently, BCLT has nearly completed a detailed draft program which discusses the importance of monitoring of the groundlease as a mechanism to preserve affordability; identifies specific issues in monitoring different types of properties held on a groundlease; identifies actual

monitoring and support procedures and has assembled a advisory committed to begin review of that draft program.

4. OTHER ACTIVITIES

a. BCLT and the Cooperative Housing Task Force were awarded a Joint Massachusetts Housing Partnership Challenge Grant in 1988-1989 to develop further a model of the limited equity cooperative on groundleased land. Work on the challenge grant was completed in June, 1989.

b. BCLT has engaged in discussions with the Public Facilities Department of Boston to explore use by the City of BCLT as a mechanism to preserve long term affordability of housing developed on City owned land.

Boston Citywide Land Trust, Inc. Board Members

1. Allston-Brighton CDC
Virginia Guild
161 Harvard Ave.
Allston, MA 02134
617/787-3874
 2. Boston Aging Concerns
Joanne Potter
67 Newbury Street
Boston, MA 02115
617/266-2257
 3. Boston Urban Gardeners
Charlotte Kahn
33 Harrison Avenue
Boston, MA 02111
617/423-7497
 4. ESAC
Norma Moseley
20 South Street
Jamaica Plain, MA 02130
617/524-4820
 5. Fenway CDC
Bob Van Meter
73 Heminway
Boston, MA 02115
617/267-4637
 6. Bill Boyle
Hyde Park Development Co., Inc.
c/o Boston Bar Association
16 Beacon Street
Boston, MA 02108
617/742-0615
 7. IBA
Roger Herzog
405 Shawmut Avenue
Boston, MA 02136
617/262-1342
 8. JP NDC
Arthur Johnson
c/o Johnson & Somberg
11 Green Street
Jamaica Plain, MA 02130
617/522-4848
 9. Nuestra Comunidad
Development Corp.
Evelyn Friedman-Vargas
391 Dudley Street
Roxbury, MA 02119
617/427-3599
 10. United South End/Lower
Roxbury Development
Corp.
Val Hyman
434 Massachusetts Ave.
Boston, MA 02118-1008
 11. Urban Edge
Mossik Hacobian
620 Center Street
Jamaica Plain, MA 02130
617/522-5515
 12. City Life
Tom Keefer
335 Lamartine Street
Jamaica Plain, MA 02130
617/524-3541
 13. Tent City Corporation
Karen Pressman
374 Columbus Ave.
Boston, MA 02116
617/445-6009
Robert Sanborn
434 Massachusetts Ave.
Boston, MA 02118-1008
 14. Ussie Gale
Lower Roxbury Tenants
Association
60 Hammond Street, #5
Roxbury, MA 02120
- Associate Members:
1. Project Hope
Sister Susanne Beaton
45 Magnolia Street
Dorchester, MA
617/442-1880 (SB)

ANNE REITMAYER
One Smith Street
Dover, Massachusetts 02030
(617) 785-1538

EMPLOYMENT EXPERIENCE

EXECUTIVE DIRECTOR

BOSTON CITYWIDE LAND TRUST
Boston, MA

July 1987 -
Present

Manage Boston non-profit organization dedicated to the long-term preservation of affordable housing. Coordinate and conduct land trust acquisition, development and ground leasing activities. Assist and consult with non-profit organizations interested in land trust as an affordability mechanism. Raise funds and initiate new program activities.

TEACHING

NORTHEASTERN UNIVERSITY SCHOOL OF LAW
Boston, MA

June 1986 -
Present

Lecturer in Law: Teach Wills, Trusts and Future Interests and Modern Real Estate Transactions.

CITY UNIVERSITY OF NEW YORK LAW SCHOOL
Queens College
Bayside, NY

September 1985 -
August 1986

Assistant Professor: Developed course materials and taught a third year lawyering seminar in probate of estates; taught course in Wills, Trusts, Future Interests and first year course, "Work of a Lawyer" (introductory course in interviewing, counseling, negotiation). Served as "house counselor" to twenty-four first year students (teaching and supervising students in oral and written work in simulated cases students handle throughout semester).

SUFFOLK UNIVERSITY LAW SCHOOL
Boston, MA

September 1980 - May 1985
September 1986 - May 1987

Adjunct Clinical Supervisor: Supervised third year students in their representation of indigent criminal defendants; taught a biweekly seminar in criminal law and procedure. Developed written materials for use in trial simulation exercises.

ROXBURY COMMUNITY COLLEGE
Boston, MA

Spring 1982

Visiting Lecturer: Taught introductory course in business law.

LAW PRACTICE

ANNE REITMAYER, ESQ.
Boston, MA

July 1980
September 1985

General Litigation Practice: Civil litigation mainly concentrated in real estate, small business concerns, personal injury, medical malpractice, family and probate. Other significant areas of practice were criminal, disability income and employment.

REITMAYER AND LEIDEN
Boston, MA

October 1978 -
July 1980

Partner: General civil litigation practice similar to practice described above. Counsel to union caucus involving representation of members in N.L.R.B. proceedings and Federal Court litigation under Landrum Griffin Act.

ANNE REITMAYER, ESQ.
Boston, MA

April 1977 -
October 1978

General Practice: Emphasis in personal injury, criminal (including matters involving racial violence and issue of selective administration of justice) and family and housing matters. Counsel to small tenants' union in litigation involving claims for intentional infliction of distress for failure to maintain adequate building security.

DOYLE, PLAYTER, NOVICK AND REITMAYER
Now KEHOE, DOYLE, PLAYTER, NOVICK
Boston, MA

December 1975 -
April 1977

Partner: General civil and criminal practice. Co-authored "What You're Up Against," a student suspension rights handbook, distributed to high school students during initial implementation phase of Federal Desegregation Order and represented students at suspension hearings.

EDUCATION

BOSTON UNIVERSITY SCHOOL OF LAW
Graduate Tax Program
Boston, MA

LLM, Tax. June, 1989

NORTHEASTERN UNIVERSITY SCHOOL OF LAW
Boston, MA
Juris Doctor, 1975

BOSTON UNIVERSITY
College of Liberal Arts
Boston, MA
B.A., 1971. Magna Cum Laude. Phi Beta Kappa.
Dean's List (1967-1971)

PUBLICATIONS

"Modification of Divorce Support Decrees Under RURESA: A Procedural and Substantive Quagmire," 20 New England Law Review 425 (1984-1985).

PROFESSIONAL AFFILIATIONS

Admitted to State Bar of Massachusetts (1975)
United States District Court, District of Massachusetts (1977)
United States Supreme Court (1980)
Member, Massachusetts Bar Association

References furnished upon request.

GRACE MOORE FARRELL
16 MAGNOLIA AVENUE - APARTMENT #3
CAMBRIDGE, MA 02139
617/661-8954

EXPERIENCE

BOSTON CITYWIDE LAND TRUST

NOVEMBER 1988 - PRESENT

- * Project manager for Boston non-profit organization dedicated to the long-term preservation of affordable housing. Assist Executive Director with land trust acquisition, development and ground leasing activities.

TEXAS MANAGEMENT, INC., NY, NY

MARCH 1986 - MARCH 1988

- * Secured over \$6,500,000. in new financing for Manhattan real estate investment/management company: analyzed portfolio (25 properties) to determine need and scope of new financing; developed and presented mortgage proposals to institutional and private lenders; managed negotiations between principal, lender, and attorneys. Emphasis on developing long-term lender relationships.
- * Converted rental buildings to cooperative and condominium residences: compiled offering plans with attorneys, consultants, and engineers; marketed and sold apartments; managed negotiations between sponsor, shareholders, tenants, attorneys and lenders. Sales from 12/87 to 3/88 of \$1,000,000.
- * Familiarity with all phases of property renovation and management; New York State Notary Public.

LOOK SHARP, Asbury Park, NJ

APRIL 1987 - APRIL 1988

- * Developed funding proposal for Jersey Shore construction company, with objective to expand into real estate investment and construction of energy efficient housing.
- * Consultant to company president in defining business strategy, organization and investments.

C. ITOH & CO. (AMERICA) INC., NY, NY

SEPT 1985 - MARCH 1986

- * Managed optical fiber imports, exports, and North American sales for incapacitated manager.
- * Assisted Japanese manager of aluminum products in developing American clientele.

EDUCATION

- * "Housing and Community Development". Boston University, Fall, 1988.
- * "Lotus 1-2-3 Spreadsheet/Financial Modeling". Harvard University CLL, October, 1988.
- * "How to Prepare, Negotiate and Enforce Mortgage Commitments". New York University Real Estate Institute, February, 1987.
- * "Real Estate Principles". NYU REI, Summer, 1986.

WESLEYAN UNIVERSITY, Middletown, CT

- * B.A. in History, June, 1985.
- * Wesleyan Program in Paris, France, Spring, 1984.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

Form Approved
OMB No. 2501-0067

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Boston Citywide Land Trust, Inc.
b. Address and ZIP Code of Redeveloper: 434 Massachusetts Avenue, No. 502
Boston, Ma. 02118
c. IRS Number of Redeveloper: 22-2753637
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in

(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

806-820, 824, 826, 848, 850, 864, and 866 Beacon Street, Boston, Massachusetts

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.
☒ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

1985

5. Name, address, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on this form.

Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body, see attached exhibit A.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I. REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 42R-3857

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$3,035,346.
 b. Cost per dwelling unit of any residential redevelopment. \$ 40,471.
 c. Total cost of any residential rehabilitation \$
 d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNITESTIMATED AVERAGE
MONTHLY RENTALESTIMATED AVERAGE
SALE PRICE

see attached exhibit B

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Arthur Johnson and William Boylecertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Arthur Johnson
SignaturePresident
Title

Dated: _____

William Boyle
SignatureTreasurer
Title11 Green Street, Jamaica Plain02130
Address and ZIP Code16 BRACON ST. BOSTON 02108

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

Exhibit A

Boston Citywide Land Trust, Inc. Board Members

1. Allston-Brighton CDC
Virginia Guild
161 Harvard Ave.
Allston, MA 02134
617/787-3874
 2. Boston Aging Concerns
Joanne Potter
67 Newbury Street
Boston, MA 02115
617/266-2257
 3. Boston Urban Gardeners
Charlotte Kahn
33 Harrison Avenue
Boston, MA 02111
617/423-7497
 4. ESAC
Norma Moseley
20 South Street
Jamaica Plain, MA 02130
617/524-4820
 5. Fenway CDC
Bob Van Meter
73 Heminway
Boston, MA 02115
617/267-4637
 6. Bill Boyle
Hyde Park Development Co., Inc.
c/o Boston Bar Association
16 Beacon Street
Boston, MA 02108
617/742-0615
 7. IBA
Roger Herzog
405 Shawmut Avenue
Boston, MA 02136
617/262-1342
 8. JP NDC
Arthur Johnson
c/o Johnson & Somberg
11 Green Street
Jamaica Plain, MA 02130
617/522-4848
 9. Nuestra Comunidad
Development Corp.
Evelyn Friedman-Vargas
391 Dudley Street
Roxbury, MA 02119
617/427-3599
 10. United South End/Lower
Roxbury Development
Corp.
Val Hyman
434 Massachusetts Ave.
Boston, MA 02118-1008
 11. Urban Edge
Mossik Hacobian
620 Center Street
Jamaica Plain, MA 02130
617/522-5515
 12. City Life
Tom Keefer
335 Lamartine Street
Jamaica Plain, MA 02130
617/524-3541
 13. Tent City Corporation
Karen Pressman
374 Columbus Ave.
Boston, MA 02116
617/445-6009
Robert Sanborn
434 Massachusetts Ave.
Boston, MA 02118-1008
 14. Ussie Gale
Lower Roxbury Tenants
Association
60 Hammond Street, #5
Roxbury, MA 02120
- Associate Members:
1. Project Hope
Sister Susanne Beaton
45 Magnolia Street
Dorchester, MA
617/442-1880 (SB)

Affordability Profile

At the point at which BCLT is taken out by the individual non profit developer/owners identified in the Table 1 above and each building houses the populations to be served identified in the Table, the affordability profile of the units would be as follows:

No. of Units	% of Development	Affordability Level	Monthly Cost
9 SROS	12%	50% of Median Low	\$146
9 Studios	12%	50% of Median Low	\$292
5 Studios	7%	50% of Median Low	\$291 + \$245 *8
5 1 BR.	7%	50% of Median Low	\$291 + \$359 *8
6 SROS	8%	80% of Median Moderate	\$340
16 Studios	21%	80% of Median Moderate	\$375
9 1 BR.	12%	80% of Median Moderate	\$379
14 1BR.	19%	110% of Median Lower Middle	\$425
2 2BR.	2%	110% of Median Lower Middle	\$650

Total % of development serving low and moderate income individuals=79% (59 units)

Total % of development serving low income=37% (28 units)

Total % of development serving moderate income=41 (31 units)

The affordability of the units once purchased by the non-profit owner/developers would be preserved "in perpetuity" through a groundlease arrangement, with equity resale and use restrictions, which groundlease would be held by BCLT.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Boston Citywide Land Trust, Inc.
- b. Address and ZIP Code of Redeveloper: 434 Massachusetts Avenue, no. 502
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows:

806-820, 824, 848, 850, 864 and 866 Beacon Street, Boston, Massachusetts

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

- b. a. The financial condition of the Redeveloper, as of December 31, 1988, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

Audited financials for 1989 will be available by April 20, 1990.

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Sandberg and Gonzalez, 126 State Street, Boston, Ma. 02110

3. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

\$1,000,000.00 Massachusetts Government Land Bank
509,438.00 conventional lender

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNTHousing Innovations Fund
Linkage Funds500,00
1,009,108

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

Newworld Bank, 55 Summer Street, Boston, Ma.

Bank of Boston, 3 Center Plaze, Boston, Ma.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?
- ☐
- YES
- ☒
- NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years?
- ☐
- YES
- ☒
- NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

all of the redeveloper's current projects are currently under construction.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Not applicable

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

none

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

none

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

\$

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

9. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

1

10. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: not applicable

11. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We), William Boyle and Arthur Johnson

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Arthur Johnson
Signature

President
Title

Dated: _____

William Boyle
Signature

Treasurer
Title

11 Green Street, Jamiaca Plain, Ma.

Address and ZIP Code 02130

16 BRADLOW ST. BOSTON 02108

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individuals; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

BOSTON CITYWIDE LAND TRUST, INC.

FINANCIAL STATEMENTS
DECEMBER 31, 1988

BOSTON CITYWIDE LAND TRUST, INC.

FINANCIAL STATEMENTS
DECEMBER 31, 1988

Table of Contents

	<u>PAGE</u>
Independent auditors' report	1
Balance sheet	2
Statement of support, revenue and expenses	3
Statement of changes in fund balance	4
Statement of changes in financial position	5-6
Notes to financial statements	7-9
Schedule of functional expenses	10

Board of Directors
Boston Citywide Land Trust, Inc.

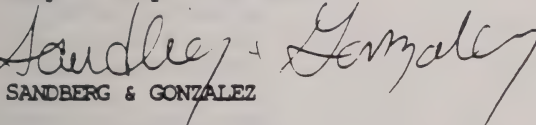
Independent Auditors' Report

We have audited the accompanying balance sheet of Boston Citywide Land Trust, Inc. as of December 31, 1988, and the related statements of support, revenue and expenses, and changes in fund balance and financial position for the year then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Boston Citywide Land Trust, Inc. as of December 31, 1988 and the results of its operations and its changes in financial position for the year then ended in conformity with generally accepted accounting principles.

Respectfully submitted,


SANDBERG & GONZALEZ

Boston, Massachusetts
June 9, 1989

BOSTON CITYWIDE LAND TRUST, INC.

BALANCE SHEET
DECEMBER 31, 1988ASSETS

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Property and Equip- ment Fund</u>	<u>Total</u>
<u>Current Assets</u>				
Cash	\$ 4,982	\$ 22,101	\$	\$ 27,083
Total current assets	4,982	22,101		27,083
<u>Property and Equipment (note 2)</u>				
Land			67,500	67,500
Building			67,500	67,500
Building improvements			148,839	148,839
Building development (note 6)			154,986	154,986
Subtotal			438,825	438,825
Less: accumulated depreciation			4,367	4,367
Total property and equipment			434,458	434,458
<u>Total Assets</u>	<u>\$ 4,982</u>	<u>\$ 22,101</u>	<u>\$ 434,458</u>	<u>\$ 461,541</u>

LIABILITIES AND FUND BALANCE

<u>Current Liabilities</u>				
Accrued expenses	\$ 1,500	\$ 18,330	\$ 66,678	\$ 86,508
Payroll taxes accrued and withheld	1,514			1,514
Mortgage payable (note 4)			956	956
Notes payable (note 4)			61,300	61,300
Deferred revenue		3,771		3,771
Total current liabilities	3,014	22,101	128,934	154,049
<u>Long-Term Liabilities</u>				
Mortgage payable (note 4)			108,631	108,631
Total long-term liabilities			108,631	108,631
<u>Fund Balance</u>	<u>1,968</u>		<u>196,893</u>	<u>198,861</u>
<u>Total Liabilities and Fund Balance</u>	<u>\$ 4,982</u>	<u>\$ 22,101</u>	<u>\$ 434,458</u>	<u>\$ 461,541</u>

The accompanying opinion and notes are an integral part of these financial statements.

BOSTON CITYWIDE LAND TRUST, INC.

STATEMENTS OF SUPPORT, REVENUE AND EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 1988

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Property and Equip- ment Fund</u>	<u>Total</u>
<u>Support and Revenue</u>				
<u>Support</u>				
Grants (note 5)	\$ 10,500	\$ 36,578	\$ 70,453	\$ 117,531
Contributions	50			50
<u>Revenue</u>				
Rental income	2,580			2,580
Interest	148			148
Other	313			313
Total support and revenue	13,591	36,578	70,453	120,622
<u>Expenses</u>				
<u>Program Services</u>				
Rental	3,462		10,289	13,751
Development	121	36,578		36,699
Total program services	3,583	36,578	10,289	50,450
<u>General and Administrative</u>	6,311			6,311
<u>Total Expenses</u>	9,894	36,578	10,289	56,761
<u>Excess of Support and Revenue Over Expenses</u>	<u>\$ 3,697</u>	<u>\$ 0</u>	<u>\$ 60,164</u>	<u>\$ 63,861</u>

The accompanying opinion and notes are an integral part of these financial statements.

BOSTON CITYWIDE LAND TRUST, INC.

STATEMENTS OF CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 1988

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Property and Equip- ment Fund</u>	<u>Total</u>
Fund balance - beginning	\$	\$	\$ 135,000	\$ 135,000
Excess of support and revenue over expenses	3,697		60,164	63,861
Transfers	<u>(1,729)</u>	<u></u>	<u>1,729</u>	<u></u>
Fund balance - ending	<u>\$ 1,968</u>	<u>\$ 0</u>	<u>\$ 196,893</u>	<u>\$ 198,861</u>

The accompanying opinion and notes are an integral part of these financial statements.

BOSTON CITYWIDE LAND TRUST, INC.

STATEMENT OF CHANGES IN FINANCIAL POSITION
FOR THE YEAR ENDED DECEMBER 31, 1988

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Property and Equip- ment Fund</u>	<u>Total</u>
<u>Sources of Working Capital</u>				
Operations:				
Excess of support and revenue over expenses	\$ 3,697	\$	\$ 60,164	\$ 63,861
Add items not affecting working capital				
Depreciation			4,367	4,367
Total provided by operations	3,697		64,531	68,228
Restricted support received		40,349		40,349
Mortgage proceeds			110,000	110,000
Transfers	(1,729)		1,729	
Total working capital provided	1,968	40,349	176,260	218,577
<u>Uses of Working Capital</u>				
Payments for improvements			148,839	148,839
Payments for building development			154,986	154,986
Reclassification of mortgage to short term			1,369	1,369
Restricted support expended		36,578		36,578
Restricted support available		3,771		3,771
Total working capital applied		40,349	305,194	345,543
<u>Increase (Decrease) in Working Capital</u>	<u>\$ 1,968</u>	<u>\$ 0</u>	<u>\$ (128,934)</u>	<u>\$ (126,966)</u>

BOSTON CITYWIDE LAND TRUST, INC.

STATEMENT OF CHANGES IN FINANCIAL POSITION
FOR THE YEAR ENDED DECEMBER 31, 1988

(Continued)

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Property and Equip- ment Fund</u>	<u>Total</u>
<u>Changes in Elements of Working Capital</u>				
<u>Increase (Decrease) in Current Assets</u>				
Cash	\$ 4,982	\$ 22,101	\$	\$ 27,083
Total increase				
(decrease)	4,982	22,101		27,083
<u>(Increase) Decrease in Current Liabilities</u>				
Accrued expenses	(1,500)	(18,330)	(66,678)	(86,508)
Accrued payroll taxes	(1,514)			(1,514)
Mortgages payable			(956)	(956)
Note payable			(61,300)	(61,300)
Deferred revenue		(3,771)		(3,771)
Total (increase)				
decrease	(3,014)	(22,101)	(128,934)	(154,049)
<u>Increase (Decrease) in Working Capital</u>	<u>\$ 1,968</u>	<u>\$ 0</u>	<u>\$ (128,934)</u>	<u>\$ (126,966)</u>

The accompanying opinion and notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 1988

Note 1. Organization.

Boston Citywide Land Trust, Inc. (BCLT) was organized in the Commonwealth of Massachusetts as a not-for-profit corporation in September, 1985. The stated purpose of Boston Citywide Land Trust, Inc. is to encourage and assist low and moderate income residents of Boston to expand and maintain affordable housing.

Note 2. Summary of Significant Accounting Policies.

a. Standards of Accounting and Reporting.

The agency follows the standards of accounting and financial reporting for certain non-profit organizations as recommended by the American Institute of Certified Public Accountants in Statement of Position 78-10 "Accounting Principles and Reporting Practices for Certain Non-Profit Organizations."

b. Fund Accounting.

The agency maintains its accounts in accordance with the principles of "fund accounting" in order to ensure observance of limitations and restrictions placed on the use of resources available. This is the procedure by which resources for various purposes are classified for accounting and reporting purposes into funds that are in accordance with activities or objectives specified. Separate accounts are maintained for each fund; however, in the accompanying financial statements, funds that have similar characteristics have been combined into fund groups. Accordingly, all financial transactions have been recorded and reported by fund group.

Within each fund group, fund balances restricted by outside sources are so indicated and are distinguished from unrestricted funds. Externally restricted funds may only be utilized in accordance with the purpose established by the source of such funds and are in contrast with unrestricted funds over which the board retains full control to use in achieving any of the organization's purposes. Restricted gifts are recognized as income only when expended.

The current unrestricted fund accounts for all operating support and revenues for general non-restricted operations. The restricted fund accounts for revenues to be expended for specific operating purposes. The land, property and equipment fund accounts for all revenues to be used for acquisition of property or specific operating expenses to prepare for such acquisition. All three funds are deemed available in the current accounting cycle.

BOSTON CITYWIDE LAND TRUST, INC.

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 1988

(Continued)

c. Property and Equipment.

These assets are stated at cost or if donated, at fair value at date of receipt. Maintenance repairs and minor renewals are expensed as incurred and major renewals are capitalized.

d. Depreciation.

Provisions for depreciation are made in the accounts using the straight-line method. Building improvements and the building are depreciated over 25 years once they are placed in service.

e. Donated Materials and Services.

Donated materials and services are reflected as contributions at their estimated fair market value at date of receipt if an objective basis exists for recording and assigning value of such donations.

Note 3. Tax Status.

Boston Citywide Land Trust, Inc. is exempt from income taxes under Section 501(c)(3) of the United States Internal Revenue Code; the agency has been determined to be an organization which is not a private foundation; and the agency qualifies as an organization for the 50% charitable contributions deduction.

Note 4. Mortgage and Notes Payable.

Mortgages and notes payable consist of the following:

	<u>Short-Term</u>	<u>Long-Term</u>	<u>Total</u>
<u>Mortgage</u>			
Institute for Community Economics, Inc., original note for \$110,000; note secured on property; 7.5% annual interest rate; monthly payments of \$769 principal and interest; balloon payment of principal on March 1, 1990	\$ 956	\$ 108,631	\$ 109,587

Notes

CEDAC, authorized loans up to \$70,000; drawn down \$52,300; 0% interest rate; principal due upon property financing	\$ 52,300	\$	\$ 52,300
--	-----------	----	-----------

Boston Community Loan Fund, Inc. authorized loans up to \$15,000; 7% annual interest rate; secured by income assignment, principal due upon property financing.

	9,000		9,000
Total	\$ 61,300	\$ 0	\$ 61,300

BOSTON CITYWIDE LAND TRUST, INC.

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 1988

(Continued)

Note 5. Grants Received.

Grants received at December 31, 1988 are as follows:

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Property and Equipment</u>	<u>Total</u>
Old South Church	\$ 10,000	\$	\$	\$ 10,000
Fuller Foundation	500			500
Executive Office of Communities and Development		35,012	53,719	88,731
Public Facilities Department		1,566	16,734	18,300
Total	<u>\$ 10,500</u>	<u>\$ 36,578</u>	<u>\$ 70,453</u>	<u>\$ 117,531</u>

Note 6. Building Development.

BCLT is in the process of acquiring property in the lower Roxbury area for the purpose of rehabilitation of the property and converting the ownership into a tenant cooperative. The property consists of 11 buildings with 70 units and 3,000 square feet of retail space. The complete rehabilitation project is estimated at \$3.98 million with the acquisition cost of \$2.49 million. The property has been acquired by the BCLT with financing from the New World Bank and the seller financing \$1.5 million. Other guarantors of project financing include the following:

Massachusetts Government Land Bank	\$ 3,000,000
Housing Innovations Fund (EOCD)	1,000,000
Public Facilities Department	3,000,000
Washington Mortgage Group	1,000,000

BOSTON CITYWIDE LAND TRUST, INC.
SCHEDULE OF FUNCTIONAL EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 1988

	<u>Rental</u>	<u>Development</u>	<u>General and Administrative</u>	<u>Total</u>
Salaries	\$	\$	\$ 4,300	\$ 4,300
Payroll taxes			323	323
Salaries and related			<u>4,623</u>	<u>4,623</u>
Bank charges			153	153
Consultants		36,562		36,562
Depreciation	4,367			4,367
Dues and subscriptions		84		84
Filing fees			35	35
Insurance	924			924
Interest	5,922			5,922
Management fees	938			938
Postage		25		25
Professional fees			1,500	1,500
Real estate taxes	746			746
Repairs and maintenance	248			248
Telephone		28		28
Utilities	<u>606</u>			<u>606</u>
Total expenses	<u>\$ 13,751</u>	<u>\$ 36,699</u>	<u>\$ 6,311</u>	<u>\$ 56,761</u>

FRIENDS OF BOSTON'S LONG ISLAND SHELTER'S

ORGANIZATIONAL HISTORY
LIST OF BOARD OF DIRECTORS
RESUME OF DEVELOPMENT PROJECTS

FINANCIAL INFORMATION

STAFF RESUMES

ORGANIZATIONAL HISTORY OF THE FRIENDS OF BOSTON'S LONG ISLAND SHELTER

The Friends of Boston's Long Island Shelter is a non-profit corporation made up of concerned individuals, religious organizations and businesses throughout Greater Boston. This organization is working in partnership with Mayor Raymond L. Flynn and the City of Boston to respond to the crisis of homelessness. The organization's goals are to raise funds to support the Long Island Shelter for the Homeless and to create affordable housing. It was founded in 1987 by John E. Rosenthal of the The Rosenthal Group, Ltd.

The Friends first project was an \$80,000 capital campaign to replace the Shelter's windows and doors. In March of 1988, the Friends raised more than \$130,000 with our first gala benefit. In November of 1988, the Friends replaced 40,000 square foot of flooring throughout the Shelter -- a project valued at \$60,000. The Friends arranged for the charitable donation of one pickup truck valued at approximately \$15,000 for the Shelter's use, from Dwight Evans of the Boston Red Sox. And most recently, hosted a second gala benefit which netted \$60,000. In less than two years of operation, the Friends of Boston's Long Island Shelter has raised approximately \$350,000 in funds and in-kind donations.

One Wise Street, the Transitional House project will be the first of many such housing projects for the Friends. The Friends' founder and Board Chairman, John Rosenthal, has a wealth of experience in real estate development and management. John Rosenthal is a principal in The Rosenthal Group, Ltd., a company based in Newton, Massachusetts which owns and manages approximately 2,000 units of low-moderate income housing in Massachusetts subsidized and financed through the Massachusetts Housing Finance Agency and manages over 2,500 market rate condominiums throughout Massachusetts.

The Rosenthal Group, Ltd. was incorporated in 1987 and is the successor corporation to Sidney J. Rosenthal and Associates. Sidney J. Rosenthal and Associates was founded in 1951 and has been a leader in the development, management and restoration of private and government assisted multifamily housing throughout New England. Committed to the creation of much-needed housing, Sidney J. Rosenthal developed the first mixed-income rental complex in Massachusetts and continues today as one of the largest developers, owners and managers of residential property in the state.

BOARD OF DIRECTORS
OF THE
FRIENDS OF BOSTON'S LONG ISLAND SHELTER

The Board of Directors of the Friends of Boston's Long Island Shelter is made up of 21 Boston area citizens. The Board contains four working subcommittees: an Executive Committee, Housing Committee, Corporate Fund-Raising Committee and an Benefit Committee.

John Rosenthal, President
The Rosenthal Group, Ltd.

Richard Weintraub, Treasurer and Clerk
Director, Long Island Shelter

Charles Corkin, Esq., Officer
Davis, Maim, D'Agostine

Amy Caplan
CBS Radio

Carole Collins
Director, Bureau of Housing Management
Executive Office of Communities and Development

Grover Daniels
Daniels Printing

Brian De Lorey
Boston Redevelopment Authority

David Dressler, Jr.
Trammell Crow Company

Ronald Druker
The Druker Company

George J. Fantini, Jr.
The Boston Financial Group, Ltd.

Jon Collinger
The Condominium Collaborative

Susan Israel
Graham Gund Architects

Fern Kaplan
Hill, Holliday, Connors
& Cosmopolos, Advertising, Inc.

Barbara Kennedy
BBK Advertising/Public Relations

Michael Kennedy
Citizens Energy Corporation

Judith Kurland
Commissioner, Dept. Health & Human Services,
City of Boston

Ann Maguire
Director, Emergency Shelter Commission
City of Boston

Bette Rossen
United Way of Massachusetts

O. Jackson Sands III
Sports Advisor Group

Rosemarie Sansone
Director, Office of Business and
Cultural Development,
City of Boston

Alan Steinert, Jr.
Eastco

Delores Thomas
Mattapan Food Group
Morning Star Baptist Church

RESUME OF DEVELOPMENT PROJECTS FRIENDS OF BOSTON'S LONG ISLAND SHELTER

The Friends first housing development project is the One Wise Street Transitional House in Jamaica Plain. We will rehabilitate the building, donated by the City of Boston, into 9 unit single room occupancy with a congregate kitchen, congregate living/dining area, three shared bathrooms, and storage/recreation in the basement. A one-bedroom private apartment will be placed on the first floor for the live-in manager. (Please see attached floor plans). The total development budget is \$182,500.

Current Status:

- We have successfully sought our zoning variance changing the occupancy from Three Family to that of Lodging House/Single Room Occupancy.
- We have received our building permit.
- We have secured our financing through Housing Innovations Fund and the Grove Bank for Savings
- We have a finalized draft of our purchase and sales Agreement with the City of Boston, and are awaiting the final, corrected document. We expect to close simultaneously with the City and the Bank of Boston, and hope to begin construction by April 1, 1990.

Length of Project:

- The construction should take no longer than 6 months. Assuming a April 1 construction start, we hope to have the building occupied by September, 1990.

Percentage of Units that are affordable:

- all units are affordable (with the exception of the live-in manager's apartment)

Contractor:

Daniel Ferguson of Ferguson Contracting in Framingham. He has worked extensively for SMOC, South Middlesex Opportunity Council, an agency which has rehabilitated approximately 10 SRO buildings in the Framingham area.

The Concept of Transitional Housing

"Transitional Housing" means housing for homeless individuals who are making the transition between emergency shelter living and permanent housing. The maximum length of stay at the Transitional House will be 24 months.

Guests at the Long Island Shelter are homeless for a enormous variety of reasons. As many as one third of the guests are working citizens, but simply cannot afford to live in Boston. The Transitional House will embody the partnership between the Friends and the Long Island Shelter. The Friends will provide a affordable, decent housing for nine formerly homeless men and a Live-In Manager to monitor their progress. The Shelter will help screen appropriate candidates to live in the House and provide supplemental supportive services.

This transitional program will assist those guests who are fully functional and deemed able to live independently. There will be supportive programs available through and arranged by the Live-In Manager. The residents at One Wise Street will be carefully selected by a committee made up of Shelter staff. Most, if not all, of the individuals will have graduated from the Long Island Shelter's innovative and nationally recognized Work Experience Program. An important part of programs at the Transitional House will be the Housing Search Component. The live-in manager will assist the residents in finding permanent housing and also follow up on residents progress once they have left.

ORGANIZATIONAL FINANCIAL INFORMATION OF THE FRIENDS OF BOSTON'S LONG ISLAND SHELTER

Operating Budget for 1989:

\$85,000

Operating Budget for 1990

\$175,000

STAFF CAPACITY

Until November 1988, The Friends of Boston's Long Island Shelter relied entirely on a highly dedicated executive committee, volunteers group and board of directors. The Window Campaign and 1988 Beyond Shelter Benefit for the Homeless were organized solely by volunteers.

In November 1988, Susan S. Hopkins was hired to coordinate all aspects of the Friends activities. It was at this time that the Friends began work on the One Wise Street Transitional House project, applying for public and private funding, working with the Jamaica Plain community, seeking our zoning variances, working with architects and creating a transitional program.

In the Fall of 1989, at a retreat for the Friends Board of Directors, the board finalized a mission statement and strategic plan outlining the next 3 years of operation. Part of the plan is dedicated to upcoming staffing needs, and the board has committed to the hiring of two additional staff members, one to coordinate housing and an administrative assistant. We have interviewed already one candidate for the housing position. The executive committee is meeting to discuss the matter on Thursday, February 15, 1990.

DEVELOPMENT TEAM
FOR THE ONE WISE STREET PROJECT
FRIENDS OF BOSTON'S LONG ISLAND SHELTER

Contractor:

Daniel Ferguson, The Ferguson Construction Company, Framingham, MA

Architects:

Jim Velleco, Grazado Velleco Architects, Marblehead, MA

Lawyer:

Joel Freedman, Burns & Levinson, Boston, MA

Bank Providing Construction Loan and Permanent Financing:

Steve Rowan, Vice President, Grove Bank for Savings, Brighton, MA

FINANCIAL INSTITUTIONS WITH WHICH WE HAVE A RELATIONSHIP
FRIENDS OF BOSTON'S LONG ISLAND SHELTER

GROVE BANK FOR SAVINGS

- have providing construction and permant financing

BOSTON COMMUNITY LOAN FUND

- John Rosenthal. Friends President. sits on their Advisory Board

BANK OF BOSTON

- Friends have not had a banking relationship with Bank of Boston, but they have been a major contributor to the Friends for 3 years. They have co-hosted, with Mayor Raymond L. Flynn, our 1988, 1989, and 1990 Beyond Shelter Benefits for the Homeless

THE ROSENTHAL GROUP LTD.

The Rosenthal Group, Ltd. (TRG) was incorporated in 1967, and is the successor Sidney J. Rosenthal and Associates (SJR). SJR was founded in 1951 and has been a leader in the development, management and restoration of private and government assisted multifamily housing throughout New England as well as Florida and Texas.

The Rosenthal Group, Ltd. has specializes in the development, restoration and management of private and government-assisted multifamily and elderly properties. It has been responsible for the development and/or management of over 5000 residential, rental and condominium units across Massachusetts. TRG is also experienced in the development of office building complexes (rental and condominium) and the marketing of condominium properties within its portfolio and for other accounts as well.

Committed to the creation of much-needed housing, Sidney J. Rosenthal developed the first mixed-income rental complex in Massachusetts and continues today as one of the largest developers, owners and managers of residential property in the state. The principals of TRG are Sidney J. Rosenthal, John E. Rosenthal and Joseph S. Rosenthal.

Sidney J. Rosenthal has been involved in planning, financing and construction of residential and commercial properties throughout the Commonwealth of Massachusetts for over 37 years. Over the last 18 years, he has developed and managed multi-family and elderly properties in Massachusetts, Texas, Connecticut and Florida. Mr. Rosenthal is a nationally recognized authority in the field of real estate finance. As a real estate lender and developer, he has been involved in numerous residential rehabilitation projects in over 70 cities and towns in Massachusetts.

John E. Rosenthal has been active in the construction business for over ten years. He has been involved in the construction of single and multi-family dwellings both in Massachusetts and in California, where he specialized in passive solar design and construction. In his present capacity, John is responsible for new acquisitions and the coordination of development process with banks, agencies, and local officials. He is also responsible for TRG's marketing division. Mr. Rosenthal is the founder and Chairman of the Board of Friends of Long Island Shelter, a very successful non-profit fund raising organization dedicated to helping homeless men, women and children of the greater Boston area.

Dr. Joseph S. Rosenthal's experience as a clinical program director at McLean Hospital and his extensive experience as a Counseling Psychologist and an organizational consultant with the Levinson Institute has expanded the firm's

R

ability and desire to create exciting and innovative health care and shelter for the senior population. Dr. Rosenthal is active in the National Association of Senior Living Industries (NASLI) and is an incorporator of the NASLI Institute of Research and Policy Development. This experience also brings to the firm a special sensitivity to the understanding of hospital operations and programming.

For over thirty years, the firm has distinguished itself both for its problem-solving performance and its ability to win the trust and support of financial institutions, residents and communities. It has consistently demonstrated a sensitive approach to developing and restoring single and multi-family residences while preserving the value of the property and the natural resources of the land.

Current projects speak to TRG's commitment to development excellence and social sensitivity. Some of these are described below:

- A firm commitment to the homeless men, women and children of Massachusetts, through fund raising efforts of John Rosenthal and the Friends of Long Island Shelter to raise over \$250,000 for Long Island Shelter and the development of transitional housing for the working homeless and their families.
- A continued commitment to low and moderate income families with the development of mixed-income rental housing through the Massachusetts Housing Finance Agency (MHFA). TRG has been responsible for the development of approximately 2000 MHFA housing units. The firm is currently working on a 100 unit mixed income mill rehabilitation in Uxbridge, MA and a 165 unit adult rental complex in Weymouth, MA.
- TRG under the leadership of Dr. Josh Rosenthal, created a senior shelter and care division to develop congregate care and assisted living/personal care developments for the middle-income senior citizen of Massachusetts. This type of development has traditionally been targeted to the wealthy senior.
- TRG has been asked by the Alanticare Corporation to appraise and recommend reuse alternatives for the Union Hospital in Lynn, Massachusetts.
- TRG has been working with the MHFA to develop the prototype ElderChoice subsidy rental program, one of the first in the nation to offer senior shelter and services at affordable prices to low and moderate income seniors.

- TRG is developing a 128 unit independent living rental facility for moderate income seniors on the campus of Heritage Hall Nursing Center, a 533 bed nursing campus in Agawam, Massachusetts.

- TRG is furthering its commitment to affordable home ownership with the development of the 104 unit Hampden Meadows Condominium complex in Springfield, MA.

- TRG is experienced in the development of luxury housing complex such as the 105 unit Rosemary Ridge Condominiums in Needham and the proposed Wharf at Narrows Crossing in Wareham.

- TRG has recently entered into a partnership with Vintage American Financial, Inc. to develop and rehabilitate assisted living facilities, skilled nursing centers and other types of service oriented retirement facilities targeting middle-class frail and well elderly.

With this complementary concern for people and investment value, the firm has grown steadily and deliberately since 1951, always retaining its emphasis on personal service and team management. The staff, most of whom have supported the goals of the firm for more than a decade, individually and collectively offer a time-tested, planned approach to quality control on all levels of property development as well as fiscal and property management. The firm's excellence has been recognized by many investors, financial institutions and state agencies who have approached the company to consult, assist and take-over the management and ownership of complexes in trouble.

CREDIT REFERENCES ARE AS FOLLOWS:

Bank of New England-Essex, Peabody, MA
Attention: Henry L. Grebe, President

Liberty Bank and Trust Company, Boston, MA
Attention: T. William Fitzgerald, President and Chief Executive Officer

Mass Housing Finance Agency, Boston, MA
Attention: Marvin Siflinger, Executive Director
Mass. Housing Finance Agency, Boston, MA
Attention: Bernard Singer, Chairman

Grove Bank for Savings, Brighton, MA
Attention: Thomas Venables, President
Sidney J. Rosenthal, Chairman of the Board

TRG MEMBERSHIPS AND APPOINTMENTS:

Massachusetts Bar Association
National Association of Home Builders
National Association of Senior Living Industries
American Psychological Association
Institute of Real Estate Management
Greater Boston Real Estate Board
Rental Housing Association
Greater Springfield Real Estate Board
Harvard University School of Medicine
Friends of Long Island Shelter

MEREDITH MANAGEMENT CORP.:

Meredith Management Corp., the management arm of TRG, is a full service professional property management and consulting company. Our experience over the past 35 years has been inclusive of the following: managing bank portfolios of distressed single and multi-family housing; private management consultation; management of HUD and MHFA properties; healthy and distressed conventional residential properties; development of multi-family complexes, condominium conversion and management of condominium properties. Meredith is currently responsible for managing approximately 4,800 rental and condominium units, with a market value in excess of \$100,000,000 situated in approximately 44 complexes.

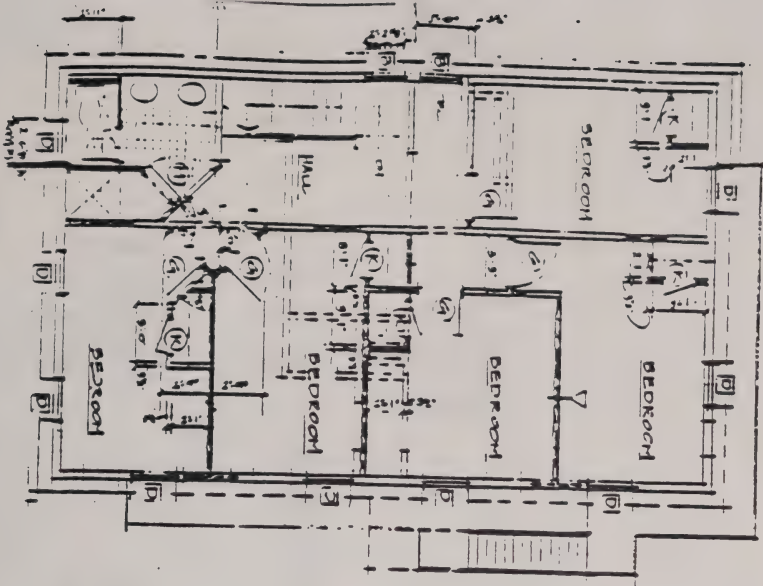
GALEN DEVELOPMENT CORPORATION:

Galen Development Corp. is the construction/rehab arm of TRG, and is responsible for providing the work, labor, and materials, necessary to either rehabilitate or provide new construction for any of the owner controlled or managed properties of Meredith's or TRG.

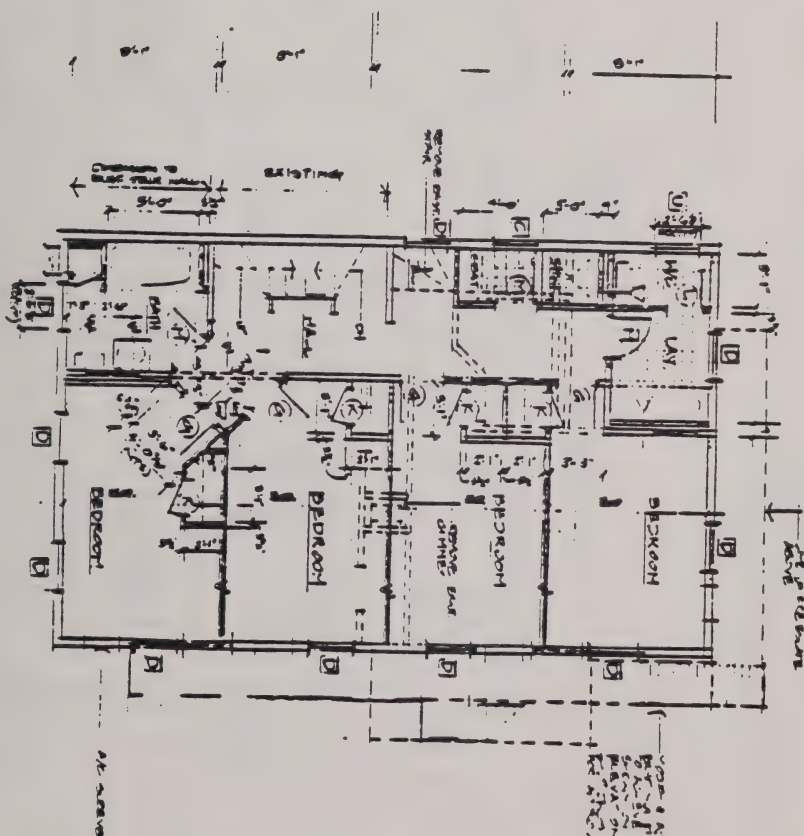
TRG-VINTAGE AMERICAN FINANCIAL:

The Rosenthal Group, Ltd. has recently entered into a national partnership with Vintage American Financial for the development and rehabilitation of skilled nursing centers, assisted living facilities and other forms of senior retirement shelter and services.

Vintage American Corporation, under the direction of Dr. Michael Hendrickson, a nationally recognized gerontologist, will provide case management and operating systems, and in most cases, debt and equity placement for our jointly developed complexes



THIRD FLOOR PLAN



SECOND FLOOR PLAN

Wise Street House

1 Wise Street, Jamaica Plain

Gracie Vanecko Architects
Boston, Massachusetts

Lisa Marlow
617-431-6129

SECOND FLOOR PLAN
THIRD FLOOR PLAN

Wise Street House
1 Wise Street, Jamaica Plain
Boston, Massachusetts
02130

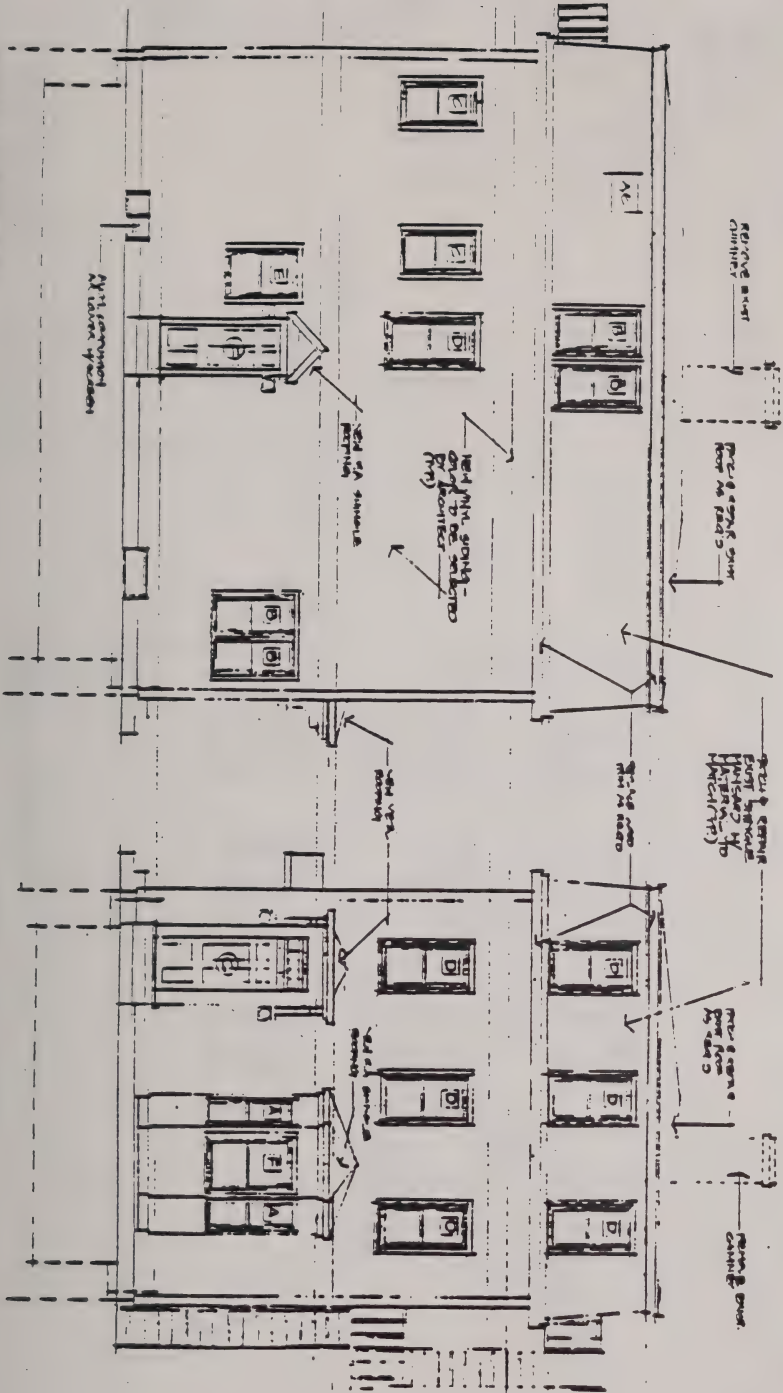
mm CAL. 1

	A	B	C	D	E	F
1946	1-101/5°	4-91/4°				
2046	3-31/5°	4-91/4°				
2010	3-61/5°	4-11/4°				
2446	3-61/5°	4-91/4°				
2010	3-101/5°	4-11/4°				
2046	3-131/5°	4-91/4°				

407

- All students are encouraged to attend the following:
 - Friday, Double Spring Workshop
 - All students are double-placed
 - Faculty serve as all students
 - Faculty 1:1 hand and joint writing. Not applied
 - Faculty welcome students and display work in all classes

EAST ELEVATION



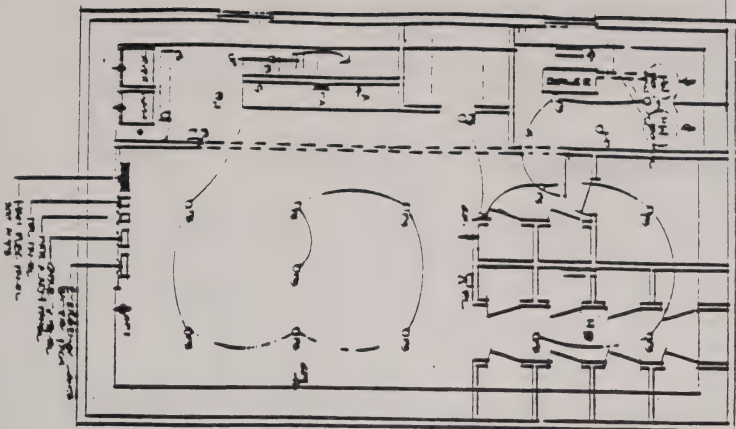
Wise Street House
1 Wise Street Jamaica Plain.

Grande Veloso Architects
Marblehead, Massachusetts

EAST ELEVATION
SOUTH ELEVATION

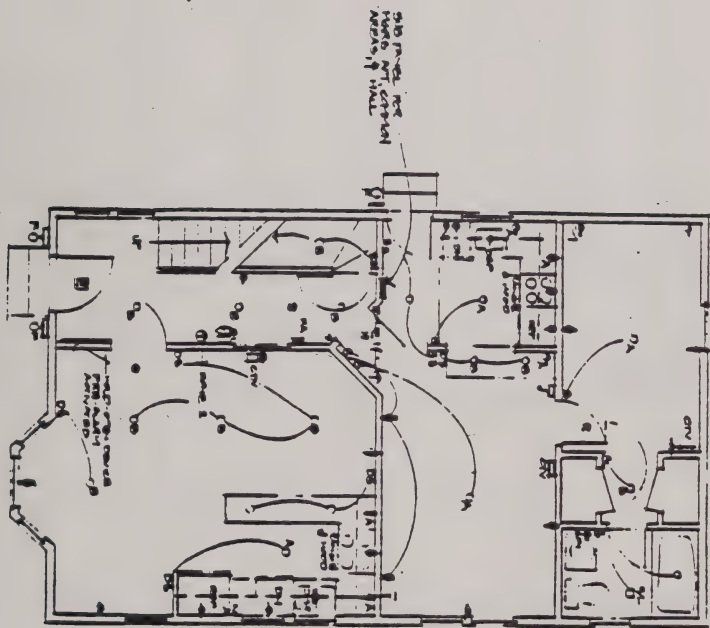
Little Harbor
617-431-4229

BASEMENT FLOOR PLAN



- LEGEND**
- 1. Kitchen
 - 2. Bath
 - 3. Living Room
 - 4. Dining Room
 - 5. Bedroom
 - 6. Bedroom
 - 7. Bedroom
 - 8. Bedroom
 - 9. Bedroom
 - 10. Bedroom
 - 11. Bedroom
 - 12. Bedroom
 - 13. Bedroom
 - 14. Bedroom
 - 15. Bedroom
 - 16. Bedroom
 - 17. Bedroom
 - 18. Bedroom
 - 19. Bedroom
 - 20. Bedroom
 - 21. Bedroom
 - 22. Bedroom
 - 23. Bedroom
 - 24. Bedroom
 - 25. Bedroom
 - 26. Bedroom
 - 27. Bedroom
 - 28. Bedroom
 - 29. Bedroom
 - 30. Bedroom
 - 31. Bedroom
 - 32. Bedroom
 - 33. Bedroom
 - 34. Bedroom
 - 35. Bedroom
 - 36. Bedroom
 - 37. Bedroom
 - 38. Bedroom
 - 39. Bedroom
 - 40. Bedroom
 - 41. Bedroom
 - 42. Bedroom
 - 43. Bedroom
 - 44. Bedroom
 - 45. Bedroom
 - 46. Bedroom
 - 47. Bedroom
 - 48. Bedroom
 - 49. Bedroom
 - 50. Bedroom
 - 51. Bedroom
 - 52. Bedroom
 - 53. Bedroom
 - 54. Bedroom
 - 55. Bedroom
 - 56. Bedroom
 - 57. Bedroom
 - 58. Bedroom
 - 59. Bedroom
 - 60. Bedroom
 - 61. Bedroom
 - 62. Bedroom
 - 63. Bedroom
 - 64. Bedroom
 - 65. Bedroom
 - 66. Bedroom
 - 67. Bedroom
 - 68. Bedroom
 - 69. Bedroom
 - 70. Bedroom
 - 71. Bedroom
 - 72. Bedroom
 - 73. Bedroom
 - 74. Bedroom
 - 75. Bedroom
 - 76. Bedroom
 - 77. Bedroom
 - 78. Bedroom
 - 79. Bedroom
 - 80. Bedroom
 - 81. Bedroom
 - 82. Bedroom
 - 83. Bedroom
 - 84. Bedroom
 - 85. Bedroom
 - 86. Bedroom
 - 87. Bedroom
 - 88. Bedroom
 - 89. Bedroom
 - 90. Bedroom
 - 91. Bedroom
 - 92. Bedroom
 - 93. Bedroom
 - 94. Bedroom
 - 95. Bedroom
 - 96. Bedroom
 - 97. Bedroom
 - 98. Bedroom
 - 99. Bedroom
 - 100. Bedroom

FIRST FLOOR PLAN



LEGEND

SYMBOL	DESCRIPTION	LOCATION AND MEASUREMENTS
1	Kitchen	Living Room
2	Bath	Bedroom
3	Living Room	Bedroom
4	Dining Room	Bedroom
5	Bedroom	Bedroom
6	Bedroom	Bedroom
7	Bedroom	Bedroom
8	Bedroom	Bedroom
9	Bedroom	Bedroom
10	Bedroom	Bedroom
11	Bedroom	Bedroom
12	Bedroom	Bedroom
13	Bedroom	Bedroom
14	Bedroom	Bedroom
15	Bedroom	Bedroom
16	Bedroom	Bedroom
17	Bedroom	Bedroom
18	Bedroom	Bedroom
19	Bedroom	Bedroom
20	Bedroom	Bedroom
21	Bedroom	Bedroom
22	Bedroom	Bedroom
23	Bedroom	Bedroom
24	Bedroom	Bedroom
25	Bedroom	Bedroom
26	Bedroom	Bedroom
27	Bedroom	Bedroom
28	Bedroom	Bedroom
29	Bedroom	Bedroom
30	Bedroom	Bedroom
31	Bedroom	Bedroom
32	Bedroom	Bedroom
33	Bedroom	Bedroom
34	Bedroom	Bedroom
35	Bedroom	Bedroom
36	Bedroom	Bedroom
37	Bedroom	Bedroom
38	Bedroom	Bedroom
39	Bedroom	Bedroom
40	Bedroom	Bedroom
41	Bedroom	Bedroom
42	Bedroom	Bedroom
43	Bedroom	Bedroom
44	Bedroom	Bedroom
45	Bedroom	Bedroom
46	Bedroom	Bedroom
47	Bedroom	Bedroom
48	Bedroom	Bedroom
49	Bedroom	Bedroom
50	Bedroom	Bedroom
51	Bedroom	Bedroom
52	Bedroom	Bedroom
53	Bedroom	Bedroom
54	Bedroom	Bedroom
55	Bedroom	Bedroom
56	Bedroom	Bedroom
57	Bedroom	Bedroom
58	Bedroom	Bedroom
59	Bedroom	Bedroom
60	Bedroom	Bedroom
61	Bedroom	Bedroom
62	Bedroom	Bedroom
63	Bedroom	Bedroom
64	Bedroom	Bedroom
65	Bedroom	Bedroom
66	Bedroom	Bedroom
67	Bedroom	Bedroom
68	Bedroom	Bedroom
69	Bedroom	Bedroom
70	Bedroom	Bedroom
71	Bedroom	Bedroom
72	Bedroom	Bedroom
73	Bedroom	Bedroom
74	Bedroom	Bedroom
75	Bedroom	Bedroom
76	Bedroom	Bedroom
77	Bedroom	Bedroom
78	Bedroom	Bedroom
79	Bedroom	Bedroom
80	Bedroom	Bedroom
81	Bedroom	Bedroom
82	Bedroom	Bedroom
83	Bedroom	Bedroom
84	Bedroom	Bedroom
85	Bedroom	Bedroom
86	Bedroom	Bedroom
87	Bedroom	Bedroom
88	Bedroom	Bedroom
89	Bedroom	Bedroom
90	Bedroom	Bedroom
91	Bedroom	Bedroom
92	Bedroom	Bedroom
93	Bedroom	Bedroom
94	Bedroom	Bedroom
95	Bedroom	Bedroom
96	Bedroom	Bedroom
97	Bedroom	Bedroom
98	Bedroom	Bedroom
99	Bedroom	Bedroom
100	Bedroom	Bedroom

Wise Street House
1 Wise Street Jamaica Plain

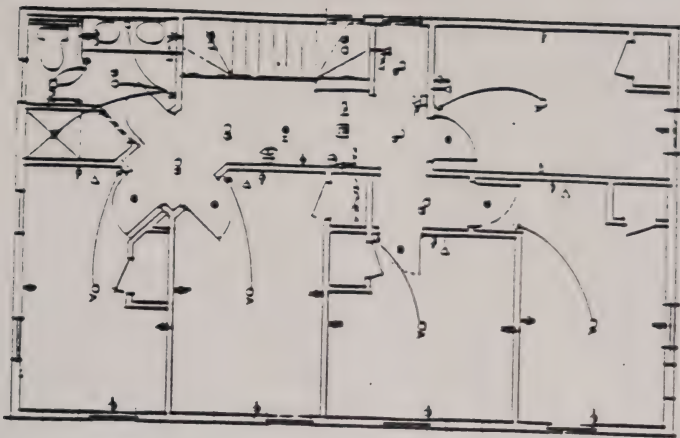
LEGEND
• ELECTRICAL PLANS -
FLOORS 041
• ELECTRICAL SYMBOLS
• LEGEND FX 5100

Graciano Valero Architects
Marblehead, Massachusetts

Little Harbor
617-431-4333

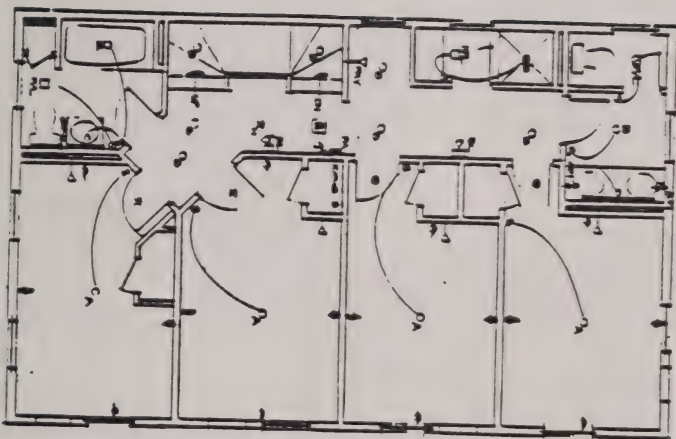
ELECTRICAL NOTES

1. All the work shall be in accordance with the National Electrical Code, 1975 Edition, as amended, and the Massachusetts Electrical Code, 1975 Edition, as amended.
2. All work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
3. Where indicated by the plans, the work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
4. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
5. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
6. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
7. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
8. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
9. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
10. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.



THIRD FLOOR PLAN

1. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
2. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
3. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
4. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
5. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
6. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
7. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
8. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
9. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.
10. The work shall be done in accordance with the Massachusetts Electrical Code, 1975 Edition, as amended.



SECOND FLOOR PLAN

Wise Street House

1 Wise Street, Jamaica Plain

Charles V. Deane Architects
Marshfield, Massachusetts

Little Martin
617-431-4329

ELECTRICAL PLANS -
FLOORS 2 & 3
ELECTRICAL NOTES

Gene	Accession	Gene	Accession
ADAMTS-1	AF011423	ADAMTS-1	AF011423
ADAMTS-2	AF011424	ADAMTS-2	AF011424
ADAMTS-3	AF011425	ADAMTS-3	AF011425
ADAMTS-4	AF011426	ADAMTS-4	AF011426
ADAMTS-5	AF011427	ADAMTS-5	AF011427
ADAMTS-6	AF011428	ADAMTS-6	AF011428
ADAMTS-7	AF011429	ADAMTS-7	AF011429
ADAMTS-8	AF011430	ADAMTS-8	AF011430
ADAMTS-9	AF011431	ADAMTS-9	AF011431
ADAMTS-10	AF011432	ADAMTS-10	AF011432
ADAMTS-11	AF011433	ADAMTS-11	AF011433
ADAMTS-12	AF011434	ADAMTS-12	AF011434
ADAMTS-13	AF011435	ADAMTS-13	AF011435
ADAMTS-14	AF011436	ADAMTS-14	AF011436
ADAMTS-15	AF011437	ADAMTS-15	AF011437
ADAMTS-16	AF011438	ADAMTS-16	AF011438
ADAMTS-17	AF011439	ADAMTS-17	AF011439
ADAMTS-18	AF011440	ADAMTS-18	AF011440
ADAMTS-19	AF011441	ADAMTS-19	AF011441
ADAMTS-20	AF011442	ADAMTS-20	AF011442
ADAMTS-21	AF011443	ADAMTS-21	AF011443
ADAMTS-22	AF011444	ADAMTS-22	AF011444
ADAMTS-23	AF011445	ADAMTS-23	AF011445
ADAMTS-24	AF011446	ADAMTS-24	AF011446
ADAMTS-25	AF011447	ADAMTS-25	AF011447
ADAMTS-26	AF011448	ADAMTS-26	AF011448
ADAMTS-27	AF011449	ADAMTS-27	AF011449
ADAMTS-28	AF011450	ADAMTS-28	AF011450
ADAMTS-29	AF011451	ADAMTS-29	AF011451
ADAMTS-30	AF011452	ADAMTS-30	AF011452
ADAMTS-31	AF011453	ADAMTS-31	AF011453
ADAMTS-32	AF011454	ADAMTS-32	AF011454
ADAMTS-33	AF011455	ADAMTS-33	AF011455
ADAMTS-34	AF011456	ADAMTS-34	AF011456
ADAMTS-35	AF011457	ADAMTS-35	AF011457
ADAMTS-36	AF011458	ADAMTS-36	AF011458
ADAMTS-37	AF011459	ADAMTS-37	AF011459
ADAMTS-38	AF011460	ADAMTS-38	AF011460
ADAMTS-39	AF011461	ADAMTS-39	AF011461
ADAMTS-40	AF011462	ADAMTS-40	AF011462
ADAMTS-41	AF011463	ADAMTS-41	AF011463
ADAMTS-42	AF011464	ADAMTS-42	AF011464
ADAMTS-43	AF011465	ADAMTS-43	AF011465
ADAMTS-44	AF011466	ADAMTS-44	AF011466
ADAMTS-45	AF011467	ADAMTS-45	AF011467
ADAMTS-46	AF011468	ADAMTS-46	AF011468
ADAMTS-47	AF011469	ADAMTS-47	AF011469
ADAMTS-48	AF011470	ADAMTS-48	AF011470
ADAMTS-49	AF011471	ADAMTS-49	AF011471
ADAMTS-50	AF011472	ADAMTS-50	AF011472
ADAMTS-51	AF011473	ADAMTS-51	AF011473
ADAMTS-52	AF011474	ADAMTS-52	AF011474
ADAMTS-53	AF011475	ADAMTS-53	AF011475
ADAMTS-54	AF011476	ADAMTS-54	AF011476
ADAMTS-55	AF011477	ADAMTS-55	AF011477
ADAMTS-56	AF011478	ADAMTS-56	AF011478
ADAMTS-57	AF011479	ADAMTS-57	AF011479
ADAMTS-58	AF011480	ADAMTS-58	AF011480
ADAMTS-59	AF011481	ADAMTS-59	AF011481
ADAMTS-60	AF011482	ADAMTS-60	AF011482
ADAMTS-61	AF011483	ADAMTS-61	AF011483
ADAMTS-62	AF011484	ADAMTS-62	AF011484
ADAMTS-63	AF011485	ADAMTS-63	AF011485
ADAMTS-64	AF011486	ADAMTS-64	AF011486
ADAMTS-65	AF011487	ADAMTS-65	AF011487
ADAMTS-66	AF011488	ADAMTS-66	AF011488
ADAMTS-67	AF011489	ADAMTS-67	AF011489
ADAMTS-68	AF011490	ADAMTS-68	AF011490
ADAMTS-69	AF011491	ADAMTS-69	AF011491
ADAMTS-70	AF011492	ADAMTS-70	AF011492
ADAMTS-71	AF011493	ADAMTS-71	AF011493
ADAMTS-72	AF011494	ADAMTS-72	AF011494
ADAMTS-73	AF011495	ADAMTS-73	AF011495
ADAMTS-74	AF011496	ADAMTS-74	AF011496
ADAMTS-75	AF011497	ADAMTS-75	AF011497
ADAMTS-76	AF011498	ADAMTS-76	AF011498
ADAMTS-77	AF011499	ADAMTS-77	AF011499
ADAMTS-78	AF011500	ADAMTS-78	AF011500
ADAMTS-79	AF011501	ADAMTS-79	AF011501
ADAMTS-80	AF011502	ADAMTS-80	AF011502
ADAMTS-81	AF011503	ADAMTS-81	AF011503
ADAMTS-82	AF011504	ADAMTS-82	AF011504
ADAMTS-83	AF011505	ADAMTS-83	AF011505
ADAMTS-84	AF011506	ADAMTS-84	AF011506
ADAMTS-85	AF011507	ADAMTS-85	AF011507
ADAMTS-86	AF011508	ADAMTS-86	AF011508
ADAMTS-87	AF011509	ADAMTS-87	AF011509
ADAMTS-88	AF011510	ADAMTS-88	AF011510
ADAMTS-89	AF011511	ADAMTS-89	AF011511
ADAMTS-90	AF011512	ADAMTS-90	AF011512
ADAMTS-91	AF011513	ADAMTS-91	AF011513
ADAMTS-92	AF011514	ADAMTS-92	AF011514
ADAMTS-93	AF011515	ADAMTS-93	AF011515
ADAMTS-94	AF011516	ADAMTS-94	AF011516
ADAMTS-95	AF011517	ADAMTS-95	AF011517
ADAMTS-96	AF011518	ADAMTS-96	AF011518
ADAMTS-97	AF011519	ADAMTS-97	AF011519
ADAMTS-98	AF011520	ADAMTS-98	AF011520
ADAMTS-99	AF011521	ADAMTS-99	AF011521
ADAMTS-100	AF011522	ADAMTS-100	AF011522

DOOR SCHEDULE

[illegible]

ROOM FINISH SCHEDULE

LOCATION	FLOOR	BASE	WALLS	Ceilings	REMARKS
Veg 2nd floor (gym) STAGE WIND DOWN BACKLIGHT BASEMENT STAIR HALL Lobby/Dance Kitchen Corridor Basement Stair (for two rooms)		CONCRETE CARPET CERAMIC TILE VINYL STONE CERAMIC TILE VINYL CONCRETE STONE CERAMIC TILE STONE			
Notes: 1) Motion: black on stage and floor & white surfaces in restrooms 2) Motion: black on stage and floor & white surfaces in restrooms					

Wise Street House

1 Wise Street Jamaica Plain

Grande Velleo Apartments Little Harbor
Marblehead, Massachusetts 617-431-4229

202-20-20
 202-20-20

姓名 _____
 性别 _____
 年龄 _____
 职业 _____
 住址 _____

Mission Statement

Friends of Boston's Long Island Shelter

Friends of Boston's Long Island Shelter is a non-profit corporation which raises funds to support Long Island Shelter, and to create a variety of essential programs and affordable housing for the homeless. The Friends of Boston's Long Island Shelter serves to bridge the gap between public sector funds and the unmet needs of Greater Boston's homeless. In addition, through advocacy and education, the Friends of Boston's Long Island Shelter increases the public's understanding of homelessness and provides a vehicle for people to be part of the solution. Through these efforts, the Friends of Boston's Long Island Shelter respects the inherent dignity of each individual and works to prevent further homelessness in future generations.

November, 1989



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLINN

December 28, 1988

John Rosenthal, Chair
Friends of Long Island Shelter
Boston Harbor
Boston, Massachusetts 02169

Dear Mr. Rosenthal:

I am pleased to recommend The Friends of Long Island Shelter's transitional housing program for funding through the Housing Innovations Fund. This proposed program will provide an opportunity for 14 homeless persons who are participating in the Work Experience Program at Long Island to move beyond shelter.

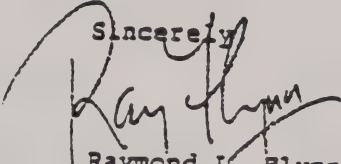
During the past few years, the Friends of Long Island Shelter have made many improvements to the physical space including new floors for the entire building and about \$80,000 in new windows. I understand that you are now focusing on programs that will enable homeless people to find employment and housing.

Temporary shelter is not the answer to the homeless crisis, but it is an important first step. Transitional housing represents an intermediate step between emergency shelter and permanent housing. The Work Experience Program at Long Island Shelter has set an example for many shelters throughout the country by providing a permanent bed and job opportunities for chronically homeless people. The second phase of this program will enable several of the participants to move from the shelter into transitional housing with proposed services that will include case management, benefits advocacy, and job training.

The administrators and staff of the Long Island Shelter have continually demonstrated their understanding of the needs of the homeless through the comprehensive variety of services available at the shelter. The Work Experience Program at Long Island has been very successful in providing stability and employment for many chronically homeless people. This program could be greatly enhanced by providing transitional housing for the participants to be able to move beyond shelter yet still maintain the support services that are offered at Long Island.

I want to thank you and all of the Friends of Long Island Shelter for your commitment to this program and look forward to it being funded.

Sincerely



Raymond L. Flynn
Mayor of Boston



Neighbors call for making this abandoned house on Wise Street live 3 units of transitional housing. (Photo by Bill Adams)

Housing for Homeless Here Seen as Wise Move

Reggie Sheffield
Citizen Staff

The Friends of the Long Island Shelter this week officially opened a neighborhood review plans to convert a three-story house at 1 Wise Street for use as temporary housing for homeless persons with full-time jobs.

The non-profit organization, which has raised some \$300,000 for a and other projects over the past 10 and one-half years, seeks community approval to establish a transitional single room occupancy lodging house for nine former guests of a city-operated Long Island Shelter. The Friends of the Long Island Shelter, a non-profit organization whose purpose is to support the Long Island Shelter and create affordable housing in Boston, plan a groundbreaking and summer occupancy.

Residents would be required to hold full-time jobs or be enrolled in a job-training program, and would receive supportive counseling regarding their work and search for permanent housing. Residents found

using drugs or alcohol will be evicted. Cars will not be permitted.

Rough sketches of the rehab project, estimated to cost about \$173,000, received preliminary review by members of the Jamaica Plain Neighborhood Council and its committees on zoning and housing before Tuesday night's meeting. The developers, city officials, neighborhood residents and at least one Neighborhood Council member reported overwhelming community support for the project.

Neighborhood support is necessary for the zoning variance needed to legally convert the former residential property to use as single room occupancy units, or SRCs.

Under Boston's antiquated zoning laws, an application for a building permit for SRCs at that address will be denied by the city's building department, automatically sending the matter to the Zoning Board of Appeals. A request for a variance could be brought before the Board of Appeals in as little as 90 days.

"I'm very encouraged that there's such widening support from the

(Continued on Page 4)

on Monday. "I fully assure you that I am fully prepared to shoulder the responsibility and meet the challenges that lie ahead," he continued, speaking against the jungle backdrop of the MDC's as yet unfinished 123-million Tropical Pavilion, scheduled for a Labor Day opening.

Governor Dukakis similarly praised both outgoing and incoming MDC heads, pointing to progress made during Gearty's term and to hopes for a continuing bright future with Shatt.

Local accomplishments attributed to Gearty in a prepared release include Franklin Park's Tropical Pavilion, now entering its 13th year

(Continued on Page 4)

Murphy and Mozart Playgrounds, Franklin Park and the pedestrian path at Jamaica Pond are also in "serious jeopardy," according to a Parks Department statement.

In Mission Hill, parks programs on the chopping block are Fun Nights at Smith Street Playground, staffing at McLaughlin Field and the Parks Partners programs at both parks.

Maintenance of the parks will be cut back "no way, no how," according to McCallrey, but trash pick-ups in local parks—increasingly expensive because of solid waste disposal costs—will happen 1, not 3 times a week, as before.

(Continued on Page 16)

Crowd Helps Representative Set Agenda at Conference

By Sandra Storey
Citizen Staff

More than one hundred residents of the 12th Suffolk State Representative district turned out last Saturday morning to attend a unique seminar at the Raphael Hernandez School in Egleston Square.

Sponsored by State Representative John McDonough, the first-of-its-kind "Community Agenda Setting Conference" was designed so McDonough could identify and get input about issues of concern to residents of his district.

As with many recent Jamaica Plain meetings, the conference was planned before anyone knew the state budget would be on the legislative front-burner, but talk of the Mass. starvation financial plan under debate in the House of Representatives permeated the Saturday morning discussions.

Housing, crime, and youth were the main topics everyone seemed to be concerned about, McDonough aide Mirna Rodriguez said afterwards. And almost everyone concluded that they wanted to meet again for more one-day seminars on those subjects.

For more than three hours, residents from the district that includes much of Jamaica Plain, parts of Roxbury and one precinct in Roslindale divided into groups twice—once to discuss issues of housing, youth, public safety, open space and senior issues—and then again into groups according to precinct.

Many neighborhood concerns emerged in the various groups. In housing, people talked about the long waiting list for public housing, the loss of rental stock and rooming houses. People concerned about public safety raved around notions of "tougher penalties for young toughs" and "putting positive role models back on the streets" as they

used to be when there were youth outreach programs.

City Councilor Bruce Boiling, who sat in on some of the sessions, emphasized the connection between drugs and money for young people. "What we've seen in the last years was never seen in Boston before," he said of the drug dealing and gangs that now ensnare many youth.

In the other end of the building, senior citizens and other community people talked about tax exemptions, home care and how to get information about rights and programs. And

(Continued on Page 7)

Artistic Display



A large group of JP area youngsters helped crowd the huge crowd and get funds for arts resources to scarce budget.

Construction on
By Sandra Storey
Citizen Staff
After a long winter and comm again get to dodge Hunnington Avenue week, when the struction project in year.
According to State Public Works spokesman McDermott, the last on the busy street by the end of spring of this year.
Starting next week will block the center the CPW can use tracks. Although the told to install the MBTA board of off not issued an off

Jamaica Plain Citizen
March 16, 1989

local community and encouraged that the local community wants to be part of the solution to homelessness," developer John Rosenthal, Chairman of the Board of the Friends of the Long Island Shelter, said Tuesday night shortly after the brief but comprehensive meeting.

Officials from the Friends said that the success of the Jamaica Plain transitional housing proposal will be viewed as a model for similar developments throughout Boston. If successful, "Jamaica Plain will always be known as the community that got it going," Richard Weintraub, the Long Island Shelter's Director said.

Touting what he described as an innovative public private partnership between the City and the Friends wherein the City will deed over the home to the Friends for a nominal fee, Rosenthal reminded everyone of the plight of the homeless. "It's incumbent upon all of us to help people who are less fortunate," he said.

The whole idea behind the home is to really have it as an example of what the City and the private sector together can do to solve the problem of homelessness," Weintraub added.

"The Neighborhood Council's philosophy is basically that City property should be used to solve the housing crisis," said Ken Tangvik, a member of the Council's subcommittee on housing.

After soliciting neighborhood opinions through a process of repeated community meetings, the Neighborhood Council will make a recommendation to the Board of Appeals on the Friends' application for the variance. Generally, the Board grants applications for variances which demonstrate widespread community support.

Local resident Mary McCarthy, who, along with about 20 other local residents in attendance repeatedly screamed her delight at the proposal, emphasizing her constant concern for the safety of those who walk the streets in Hyde Square. "What are we going to do so that these people who are living in the lodging house and the people in the area are safe?" she asked.

"I think there are a lot of things we can help the neighborhood with working on including notifying the police," said City Neighborhood Services Deputy Director John Kiordan, responding to remarks McCarthy had made regarding alleged drug use by trespassers in the abandoned building.

Noting that Boston Mayor Ray Flynn is the national chair of a mayoral committee on housing and homelessness, Kiordan said, "This is an issue that is very important to him and to this administration."

Jim Velleco of Grasso-Velleco Architects, Marshfield, explained the Friends' plans to totally gut the three-story mansard-roofed building, repair the exterior, and install new windows and doors. The Friends plan no additions, Velleco said, but under their proposal, the first floor will feature a common area with dining and kitchen facilities, as well as a separate living unit for an un-house manager.

Plans call for the second and third floors to undergo top to bottom refittings, including an improved fire escape system. "It should be anything that looks pricier than it does now," Velleco said of what is now considered a community eyesore.

Plans at the "freehand level of drawing" have been sent to contractors for hard construction figures, said Velleco, who added there had been "a lot of conversation with them" rather than doing formal drawings.

The current proposal calls for staffers to select prospective tenants from graduates of a work experience program at the Long Island Shelter who, if selected, will pay rent.

This is also important to realize. People who are living here are going to be paying \$80 per week in order to live there, which is staying below the median income level," Weintraub said. According to Velleco, upstairs bedrooms measure about 120 square feet.

Rosenthal said that although past fundraising efforts exceeded the most optimal projections, the Friends have applied for both state and federal grants, amounting to about \$73,000 each. Previously, the Friends succeeded in raising \$153,000 for new flooring and windows at the Long Island Shelter, which serves some of Boston's estimated 1500 homeless.

"We will continue to make these efforts to make affordable housing for homeless people a reality," Rosenthal said. "In the absence of federal funding, it's going to be the people like us who make it work."

Weight Control For Young People

Faulkner Hospital offers weight control and exercise for youths aged 10 to 18. Program encourages lifelong weight management behaviors that include eating patterns, physical activity and self-esteem. Free information session will begin at 8:30 p.m. April 4, at Faulkner Hospital. Class begins April 11. Fee is \$150. Call 321-2787 for more information.

und

the afternoon directly to the d. a founder of s a poet and Jamaica Plain. sat in Verse ginal poems. up part of the the Friends' is sponsored Arts Lottery ndation. New for the Arts ons. For more ndent at 257-



Herberg

ARTS PROGRAMS IN THIS IS A HISTORY. LINDA HERBERG, THE NEW CHAIRPERSON, IS ONE OF A GENERATION THAT HAS BEEN RESPONSIBLE FOR THE ARTS AND CULTURE OF THE CITY. SHE HAS BEEN A PART OF THE ARTS AND CULTURE OF THE CITY FOR MANY YEARS. SHE HAS BEEN A PART OF THE ARTS AND CULTURE OF THE CITY FOR MANY YEARS. SHE HAS BEEN A PART OF THE ARTS AND CULTURE OF THE CITY FOR MANY YEARS.

HERBERG HAS BEEN A PART OF THE ARTS AND CULTURE OF THE CITY FOR MANY YEARS. SHE HAS BEEN A PART OF THE ARTS AND CULTURE OF THE CITY FOR MANY YEARS. SHE HAS BEEN A PART OF THE ARTS AND CULTURE OF THE CITY FOR MANY YEARS. SHE HAS BEEN A PART OF THE ARTS AND CULTURE OF THE CITY FOR MANY YEARS. SHE HAS BEEN A PART OF THE ARTS AND CULTURE OF THE CITY FOR MANY YEARS.

Service

Seaman Apprentice John J. Kadlick, son of John and Francis Kadlick Sr. of Jamaica, has completed training at the U.S. Naval Academy in Annapolis, Md.

Kadlick's training included general subjects, departmental preparation, and academic preparation for the Navy's 85th Training Squadron.

graduate of the U.S. Naval Academy, Kadlick is now a member of the U.S. Navy.

Divorces from — \$590
24 Hr. Divorces
Wills — \$36
Drunk Driving
Probation
Sentencing
Personal Injury
Workmen's Comp
Real Estate

ATTORNEY
WILLIAM
MALONEY

Low Price Fuel Co.

100 Gallon Minimum
Special Price for
Larger Quantity
Priced Daily

Conversion to answer for homeless

Between 1890 and 1930, about 15,000 triple-decker homes were built in Boston. You can drive through neighborhoods like Jamaica Plain and Dorchester and see the logic of the triple-decker's place in the history of the city. It's no coincidence that majestic Victorian homes built by Boston's gentry stand only blocks away from rows of triple-deckers, where immigrants who served the gentry took up residence.

Today, in an era when sky-high real estate prices invite speculation, the triple-decker is attracting attention as one possible solution to the problem of homelessness in Boston.

The Friends of Boston's Long Island Shelter, a private/public organization founded in 1987 by developer John Rosenthal, held a fund-raiser on March 30 at the World Trade Center. The objective: raise \$100,000 to support renovation of a triple-decker in Jamaica Plain as a model for transitional housing for the homeless.

The Long Island Shelter provides emergency lodging for Boston's approximately 3,500 homeless people. About 30 percent of the homeless hold jobs but do not earn enough money to pay rent, said Rosenthal, vice president of The Rosenthal Group Ltd.

Single-room occupancy (SRO) lodging houses, which serve as very narrow between shelters and permanent homes, are one way to decrease the demand for the Long Island Shelter and other facilities like it, he said.

"We could reduce the homeless population by 30 percent right off the bat," Rosenthal said, referring to the working homeless. "I think SROs are going to become major solutions to homelessness."

The city foreclosed on 1 Wise St. in Jamaica Plain and granted Rosenthal's group the zoning variances needed to renovate the triple-decker into an SRO. It will house nine working homeless and one resident manager. Construction on the project, which Rosenthal estimates will cost about \$200,000, is slated to begin this summer.

John Reardon, assistant director of the city's Office of Neighborhood Services, said that some "not in my backyard" sentiment has surfaced around the such efforts. But the community planning process is winning approval in neighborhoods.

And, Reardon adds, as far as zoning variances that must go part and parcel with establishing transitional housing, the city is leaning over housing that it owes to community groups and is prepared to grant zoning relief. Several other transitional homes are already up and running, he said, among them the Elizabeth Stone House in Roxbury, 14-unit SRO for women, and Casa Myra asquero, a transitional home for eight women in the South End.

"This is very much in keeping with Mayor Flynn's commitment to providing housing for the homeless, especially in the face of what appears to be serious cutbacks in state funding," said Reardon, noting a 183 percent decrease in the number of Boston's shelter beds since Flynn took office.

Similar efforts, such as the Back Bay Gas Concern's "100 Rooms" campaign, are also underway to preserve SRO lodging

STREETWISE

DIANE KADZIS

houses as a form of affordable housing.

At last month's fund-raiser, the Friends of Boston's Long Island Shelter raised about \$30,000. They raised about \$100,000 in 1988. The group is attempting to stretch those funds and thereby have a money supply ready for its second transitional house by applying for assistance from the state Office of Communities and Development and the US Department of Housing and Urban Development.

No one can accuse Boston City Councilor

of the last board meeting of the Boston Redevelopment Authority (BRA), O'Neil threw what he apparently thought was water on fiery controversy surrounding a 100-room dormitory that Northeastern University wants to build in the Foreway.

O'Neil chaired the BRA board, saying that it has no right to hold up the controversial project when the university's masterplan for expansion received BRA approval over two years ago. But his remarks did more to fuel the fire than quell it because, unlike other institutions of higher learning in Boston, Northeastern University has, in fact, no BRA-approved masterplan to guide growth.

James Flaherty, acting chairman of the BRA board, suggested that the time is right for the university to draft such a plan with input from the community.

"You go ahead and laugh because I'd have the last one on this," O'Neil riled in response to snickers from the audience and a smiling BRA Director Stephen Coyle. O'Neil left the floor with sharp words for "carpet-

In more substantial matters before the Board, Perry/Layman Venture received go-ahead to contribute \$1.5 million to a \$6 million housing development for Chinese residents, thus satisfying linkage requirements on 125 Summer St., the 23-story project scheduled to come on line in November.

The housing development, known Waterford Place, is a venture between Perry/Layman and the Chinese Consulate Benevolent Association (CCBA). Located 130-192 Shawmut Ave., the project will consist of 40 housing units, 24 of which are designated as preliminary plans as affordable rental apartments.

Henry Sasso of the CCBA applauded project for addressing the crucial housing needs in Chinatown. "I'm sure we have a few families that would like to live there," Sasso said.

A final BRA vote on the design of Waterford Place is expected within two months.

The Next Best Thing to Knowing Something is Knowing Where to Find It.

Time is money.

An average executive might spend, including travel & meeting time, 10 hours a week for 4 months looking for suitable commercial space. He might cover 960 miles in this time. If an average executive bills out his time at \$125/hr, this amounts to \$720,000 of lost time. Not including expenses.

Knowledge is power.

Lack of knowledge about reputable firms, such as the unimproved improvements, free rent or equity participation, could cost an average executive's company \$500,000 during the lease term.

Research up front yields a better product.

An average executive knows what he needs. This information cannot be properly conveyed to a broker as one meeting and by conventional methodology. Inefficient data gathering could lead to wasted time raising inappropriate bids.

All great ideas are controversial.

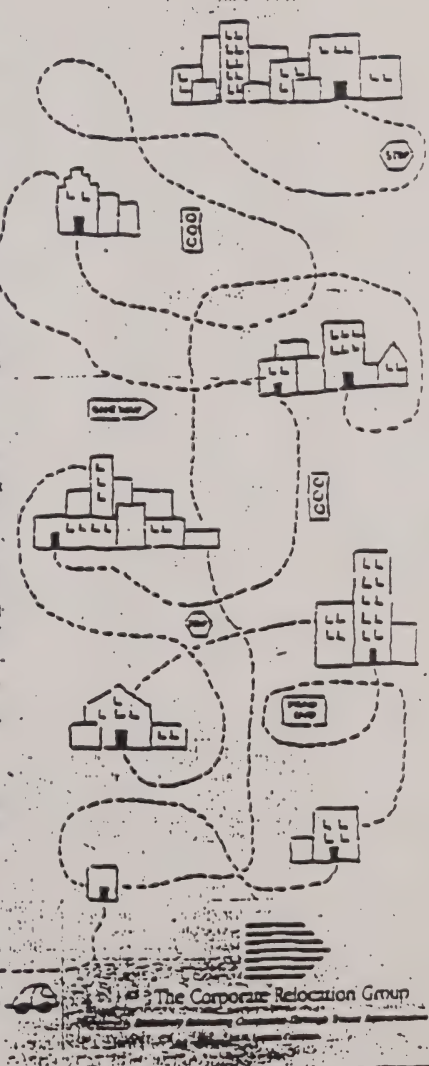
The Corporate Relocation Group. As exclusive tenant representatives, we offer more than a traditional brokerage service by working with you, the prospective tenant, to identify, evaluate and negotiate the best space for your objectives.

Rather than simply considering square footage and price requirements, The Corporate Relocation Group reviews your specifications and all the variables before presenting you with a reduced list of recommended properties. Our tools include a checklist of over 100 questions, a comprehensive database compiled from primary and secondary resources, a report on all available properties and computer save analyses of selected properties.

The Corporate Relocation Group works without bias; we maintain no attachments to, or exclusives with, any particular property or property owner. This means that we represent you and your best interests. Exclusively.

We also know that there is no such thing as average.

Your space needs are individual; we have developed a work kit which will help you find the best match. Contact us for a no obligation presentation or additional information at The Corporate Relocation Group, Parkhouse Suite, 822 Boylston Street, Chestnut Hill, MA 02162 (617) 566-2020.



Non-res contracts are up for February.

Non-residential construction contracts in metropolitan Boston for February posted a 13 percent gain over the same period last year. Residential contracts, however, dropped in February by 23 percent, compared to corresponding 1988 figures, according to McGraw-Hill Information Services Co.
 Non-residential building contracts ended in February at \$148,008,000, down from \$120,766,000 in February 1988. Residential construction in February ended in at \$71,444,000, down from \$91,578,000 in February 1988.
 McGraw-Hill reported on building contracts in metropolitan areas of Boston, Lowell, Brockton, Lawrence and Salem.

The Corporate Relocation Group

NEW ENGLA NEWS BRIEF

Boston backs plan for rooming house

In an effort to increase housing that is affordable to more Bostonians, city officials and a private group have banded together to propose the conversion of an abandoned Jamaica Plain building into a rooming house, officials said yesterday. According to plans proposed by the Friends of Long Island Shelter, a city-owned building at 1 Wise Street would be rehabilitated into a nine-unit rooming house intended for people now living at the shelter who need permanent homes. The conversion cost of about \$175,000 would be paid by the Friends of Long Island Shelter. If the plan is approved, the first tenants, who would pay \$80 per week, are expected to occupy the building in late summer or early fall, according to an official of the Mayor's Office of Neighborhood Services.

Susan S. Hopkins
208 Charles St.
Reading, MA 01867
(617) 944-3562

PROFESSIONAL EXPERIENCE

- Nov. - 1988 **Executive Director** Boston, MA
present **Friends of Boston's Long Island Shelter**
a non-profit devoted to raising funds and creating
affordable housing for Boston's homeless.
- Coordinate all fund-raising by major Benefits, grant-writing and
corporate solicitation. The Friends has raised over \$450,000
in funds and in-kind donation since November 1987.
Shepherded our first housing development project, One Wise St., a
building donated by the City of Boston, through HIF and HUD
applications, community meetings and zoning changes. Designed
transitional program with assistance from Long Island Shelter Staff.
Sole staff person, until February 1990, who worked in conjunction with
volunteers, committees and board of directors
- June-Nov. **Administrator / Interim Director** Lawrence, MA
1988 **Greater Lawrence Community Foundation**
Coordinated the search for an Executive Director of this
fledgling community foundation. Part time.
- Summer, '87 **Co-Instructor** Rockland, ME
Hurricane Island Outward Bound School
Co-Instructed the Land Phase of a 64-day Leadership
Semester Course which included hiking, white-water
canoeing, rock-climbing & community service.
- 1983-1987 **Director of Admissions,** Worcester, MA
The Dynamo Program,
a non-profit educational organization with two programs:
a one year internship program for 17-21 year olds, and
a summer leadership program for Worcester high school juniors.
- Managed and executed all admissions work including nation-
wide recruitment, public relations, interviewing and evaluating
files, financial aid. Responsible for production of all promotional
materials, assisted with outdoor programs.

1981-1983	Underwriting Assistant, Baccala and Shoop Co.	Seattle, WA
	Wrote policies, calculated billing, read applications, organized each risk's information, solicited new business.	

EDUCATION

1987-1988	Harvard University, Graduate School of Education Ed.M. degree in Administration, Planning and Social Policy, June, 1988	Cambridge, MA
1977-1981	Dartmouth College A.B. Religion and History Major	Hanover, NH

SKILLS AND INTERESTS

- | | |
|---|-------------|
| • Board Member, Casque and Gauntlet
Senior Honorary Society, Dartmouth College | Hanover, NH |
| • Certified First Responder, emergency first aid | Bethel, ME |
| • Tutored Cambodian refugee family with English,
helped with home, served on family's advisory
committee | Seattle, WA |
| • Directed the Dartmouth Woodswind, a women's
singing ensemble, arranged much of music,
organized tours, recorded and produced an album | Hanover, NH |

John A. Bell
621 South Street
Roslindale, MA 02131
#(617)-325-1692

Education

University of North Carolina at Chapel Hill, B.A., Political Science, 1979

Continuing education courses in urban planning at University of North Carolina, Boston University, Tufts University, Boston Architectural Center, and Harvard University.

City Planning and Housing Development, professional

Friends of Boston Long Island Shelter, 2/90-present, Director of Housing. Manage the development of Single Room Occupancy dwellings. Responsibilities include site identification and acquisition, community outreach, permitting, arranging financing, and construction oversight. Liaison to the City of Boston's Emergency Shelter Commission, Inspectional Services and the Public Facilities Department.

Consultant, 10/89-present, City of Boston, Law Department. Expert witness in zoning litigation involving the City of Boston Board of Appeals.

B. Doney Associates, 1/89-9/89, project manager and community relations consultant for public, private and non-profit, commercial and residential, real estate development clients. Worked in community outreach, education and negotiation; lobbied government officials and political leaders in obtaining public approvals. Marketed services of firm directly to users and ancillary service providers.

Boston Redevelopment Authority, 2/83-1/89, Senior Planner for Neighborhood Housing and Development. Responsibilities included coordination of design, planning, community, transportation, legal and financial staffs in the review of approximately twenty large housing developments including negotiating changes, Inclusionary Zoning contributions, and public amenities; public presentations, mediation and advocacy before neighborhood groups, community organizations and regulatory boards. Coordinated, reviewed and made agency recommendations on approximately one thousand zoning appeals. Initiated inter-agency housing efforts and coordinated their administration; advised in housing policy formulation. Researched and drafted zoning amendments; advised Zoning Commission; assisted and testified in zoning litigation.

Fundraising, volunteer

Boston Community Loan Fund, 1985- present, socially responsible investment fund lending \$3.5 million (1989) to low-income housing ventures. Founder, interim board member, former committee chair of capitalization. Worked on all areas of organizational inception, administration and fundraising. Presently specialize in targeting, researching, making public and private presentations, and direct solicitations, to major individual lenders and donors.

Affiliations: member, American Planning Association

VETERANS BENEFITS CLEARINGHOUSE DEVELOPMENT CORPORATION

ORGANIZATIONAL BROCHURE
LIST OF BOARD OF DIRECTORS
HOUSING PROJECTS INFORMATION
FINANCIAL INFORMATION

BOARD OF DIRECTORS

Ernest E. Washington Jr.
President

Michael Long,
Treasurer

Willie Brown
Clerk

Alan Dobson

Donald Alexander Goss

Maurice Lewis

Full-Time Staff

Ralph Cooper
Executive Director

Ernest Branch
Assistant Director
and

Director of VHCDC
Housing Corporation

Ynes Alvarez
Director of Counseling Services

Dr. D. Mudavantha-Patterson, PhD
Director of Training and Placement

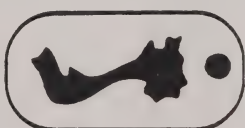
Ramona Dardy, Myron Knox, Wayne Newsome

Consultants




Zakiya Alake, Ron Armistead, Shella Azores, Beth Deare

Patricia Bonner-Turner, Ernest Siders

   **Veterans Benefits Clearinghouse**



The Veterans Benefits Clearinghouse, founded with a mission to improve the quality of life for all Greater Roxbury residents, is dedicated to providing Boston veterans of color and their families with the comprehensive services needed to readjust from military life and become productive members of society.

   **Veterans Benefits Clearinghouse**
Central Headquarters
70 Warren Street, 2nd Floor
Roxbury, MA 02119

(617) 445-7030

COUNSELING SERVICES

Counseling Services at VBC are divided into three components: (a) the Counseling and Readjustment Program; (b) Community Outreach; and (c) Emergency Services.

* **THE COUNSELING PROGRAM**, was established in 1977 to help veterans and their families sort through their problems in a sensitive and caring manner. The Counseling Program now offers the following services to all Greater Roxbury residents:

- ◆ personal and family counseling.
- ◆ drug and alcohol abuse counseling.
- ◆ post traumatic stress counseling.
- ◆ readjustment counseling.
- ◆ assistance and counseling to obtain federal and state veteran's benefits, and
- ◆ counseling to obtain discharge and disability upgrading.

In 1982, Agent Orange counseling services were added and VBC also extended counseling services to more recently discharged service men and women.



Current Hours of Operation

Individual, group and family counseling sessions are now offered daily between 9:00 A.M. and 5:00 P.M. VBC also offers group counseling or "rap sessions" for working vets. on Thursday evenings, between 5:00 and 7:00 P.M. Additional evening sessions are arranged as needed.

Cost of Services

All Counseling Services are **FREE !!!**

The Counseling Program is funded by grants from the City of Boston Mayor's Office of Jobs and Community Services (JCS) and the State Office of the Commissioner of Veterans Services (OCVS). In 1987 VBC was awarded a small contract by the Veterans Administration (VA) to counsel severely traumatized minority veterans who had not recovered from their war experiences. Private funding was obtained from The Boston Foundation and the Hyams Trust in 1986-87. In 1988 the VietnamVets Workshop provided funding to improve and expand outreach services.



BACKGROUND HISTORY

Veteran's Benefits Clearinghouse, Inc. (VBC) was established in 1977 by a group of Black Vietnam-Era veterans who were struggling to obtain their degrees from Boston State College.

This initial group of veterans found themselves sharing "new war stories" about the frustrations of getting through school, and blending back into a society which did not fully appreciate the service they had given their country. In fact, 50% or more of the veterans entering Boston State College during that time never completed their academic program. They also found grave inequities in the way the Veteran's Administration handled the "benefits" received by Vietnam-Era veterans in general and minority veterans in particular. Recognizing the serious nature of the problems facing veterans, this group formally organized the Veterans Benefits Clearinghouse, Inc.

VBC's a private non-profit, community-based self-help agency, dedicated to the mission of providing the supportive network needed to help Black and other minority veterans successfully bridge the gap between the trauma of war, and a return to civilian, home, school and community life.

The end of American involvement in Vietnam has not ended the severe problems faced by discharged veterans and service people re-entering civilian life. Even today, the military continues to be the single largest employer of Black and Hispanic youth. Thus, the need for VBC services continues to grow in proportion to the percentage of youth who, like us, find that the military does not necessarily prepare one to be a self supporting, contributing member of a peaceful civilian society.

Drawing from its grass roots base, VBC has over the last decade served as a catalyst, by creating a city and state wide network capable of providing access to housing, training and education programs that respond to the needs of discharged military personnel and their family members. This brochure describes the services VBC's currently offers.

T R A I N I N G & C O U N S E L I N G S E R V I C E S

COUNSELING SERVICES (continued)

COMMUNITY OUTREACH: to high schools, churches and other community organizations was the second program established at VBC in 1982. The program provides a forum for veterans as presenters. VBC educates Boston youth about the horrors of war, survival in the military and the aftermaths they have.

also helped to establish the Ramsay Park, a Black Vietnam Veterans Memorial Park, located near Northampton Station. The Boston Parks and Recreation Department has, since 1985, co-sponsored the annual all day Ramsay Park outreach program.

Small, the Outreach Program is significant. It operates on a volunteer basis utilizing funds raised by VBC's staff, its Board of Directors, and the Vietnam Veterans Workshop.



EMERGENCY SERVICES: In the process of trying to counsel

It became clear that many were homeless and destitute. Although walk-in off the street seeking counseling, they are frequently looking for a place to spend the night and/or food to eat. In 1983, VBC established a food pantry stocked with surplus food which is distributed on site. Daily referrals are also made to the Department of Public Welfare, the General Relief, and to emergency shelters for overnight housing.

Program is funded by private contributions. The food is obtained from the U.S. Department of Agriculture's Bureau of Nutrition and the Food Bank. This service is funded through a state contract with the Department of Public Welfare. In 1988 VBC received grants from the Vietnam Veterans Workshop and Project Bread to expand this service.



HOUSING SERVICES

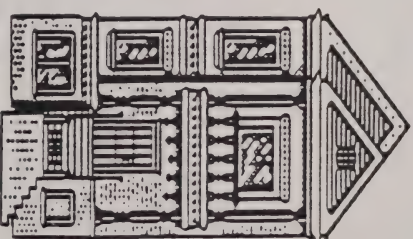


The Housing Program began in 1982 as a referral service for homeless veterans. Given the increasing shortage of affordable housing in Boston's inner city, VBC developed an independent housing development corporation in 1987, known as Veterans Benefits Clearinghouse Development Corporation (VBCDC). As the parent agency, VBC maintains close programmatic and administrative ties to VBCDC to ensure that quality housing continues to be available to veterans and their families.

FUTURE HOUSING PLANS

VBCDC received approval for funding in December 1988 to rehabilitate and manage 30 units of low to moderate income housing in the Grove Hall area of Dorchester. These units will include studios, one, two and three bedroom apartments. In addition, the City of Boston has designated VBC as the developer/manager of a housing facility designed to provide 20 single room units — for the homeless.

VBC-DC anticipates beginning construction in 1989 and plans to have these units ready for occupancy by 1990-91.



VBCDC has specifically targeted all 50 units of housing for the large and growing number of homeless veterans and their families in Boston.

By providing safe, affordable housing, VBC can offer the stable environment many veterans need to begin building a new and brighter future.

For more information on VBCDC's future housing developments call 445-7030.



HOUSING SERVICES

IT RAINING & PLACING ELEMENT

TRAINING AND PLACEMENT SERVICES

their central headquarters located in Roxbury, the heart of Boston's community. VBC has taken action to confront the results of poverty, employment and crime. VBC's philosophy emphasizes developing a self-help attitude. One of our primary objectives is to offer clients assistance in training and employment opportunities.

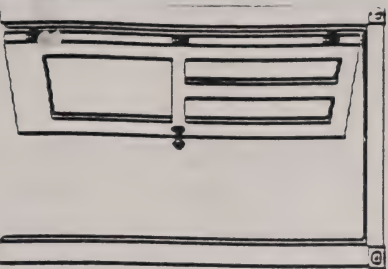
re employment not only provides clients with a dependable income, it offers a foundation from which to plan for the future. A good job also restores a sense of pride to a person who feels cut off from society.

The last four years VBC has provided training and placement services to over 200 people annually. Additional funding received in 1989, made it possible for VBC to expand its training components to serve 500 clients annually through the variety of programs described below.

PROJECT FRESH-START

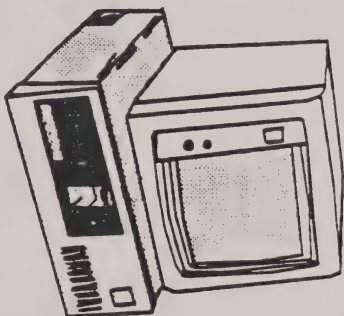
OPENS NEW DOORS TO CAREER OPPORTUNITY

Project Fresh-Start can pave the way for hundreds of vets and Roxbury residents to enter the construction industry. Project Fresh-Start began operating in January 1989 and is a collaborative project involving (CAB) the Contractor's Association of Boston and the Trade Unions. Funded by the Division of Employment and Training, Project Fresh-Start is designed to provide you with the personal assessment and coaching needed to help you pass the Union entrance exams.



When you pass the exam, you can become a Union apprentice and will be paid on a job earning between \$15- \$25 an hour. Let VBC help you prepare for a challenging new career in one of the 15,000 new jobs coming to Boston in the next 10 years! Call VBC at 445-7030 for more information.

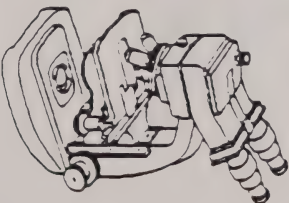
THE BUILDING OPPORTUNITY INTENSIVE TRAINING PROGRAM



VBC has its eye on the future and wants to ensure that Roxbury residents get "a piece of the action." BOIT, a free program funded by the State Department of Education, is designed to train people as data entry clerks, word processors, bookkeepers and junior accountants. All classes are held at the Boston Public School, Humphrey Occupational Center. Unlike other VBC training programs, BOIT is an evening training course that enables both the underemployed and the unemployed to participate. Classes are held from 6:30 - 9:15 p.m. and students move through the program at their own pace.

PROJECT RECOVERY

In 1988 VBC was awarded a contract by the City of Boston Neighborhood Jobs Trust to operate a collaborative training program with Roxbury Medical Lab. Project Recovery is designed to train people for careers as phlebotomists and laboratory assistants. Applicants receive counseling and are then referred to Roxbury Medical Laboratory for eight weeks job training, followed by a four to eight week internship at a community clinic. Job placement and follow-up counseling is provided by VBC in association with Roxbury Medical Lab. Training cycles start every three months, so you can register at any time.



JOB PLACEMENT

A decent paying job is often the first step to getting one's life back on track. VBC offers referral and placement services to any client, regardless of whether they are enrolled in a training program. Career Counseling and job referral information is provided by VBC's entire staff and members of the Board of Directors.

Since 1982 VBC has provided job placement services to more than 200 people each year. Over the years, VBC's job counseling services have expanded to include an extensive referral network of employers who play a vital role in the success of these job placements. VBC clients now work in a variety of local corporations and at city, state and community agencies. If you are unemployed or need a better paying job come in to VBC and a staff member will be happy to assist you.



Veterans Benefits Clearinghouse Development Corporation

70 Warren Avenue
Roxbury, Massachusetts 02119
445-7030

VETERANS BENEFITS CLEARINGHOUSE DEVELOPMENT CORPORATION

BOARD OF DIRECTORS AND THEIR AFFILIATIONS

Ronald Armstead
86 Thornton Street
Roxbury, Ma. 02119
W) 956-1035 H) 442-1623

Jeanette Boone
Senator John Kerry's Office
Transportation Building
10 Park Plaza, Rm. 3220
Boston, Ma. 02116
W) 565-8519 H) 437-0789

George Brock
Div. of Employment Security
Charles F. Hurley Building
Boston, Ma. 02114
W) 727-6320

Dr. Allen Clark
Executive Director
Department of Educational
Support Program
U. of Mass/Harbour Campus
Boston, Ma. 02125
W) 929-7862

Eva Clark, Esq.
1 Maybury Street, Suite 2
Boston, Ma. 02121
W) 442-8367

Ralph Cooper
Executive Director
Veterans Benefits
Clearinghouse, Inc.
70 Warren Street
Roxbury, Ma. 02119
W) 445-7030

Ethel D. Fair
E.D. Fair Insurance Co.
70 Warren Street
Roxbury, Ma. 02119
W) 427-2101

The Honorable Gloria Fox
State Representative
State House, Rm. 540
Boston, Ma. 02133
W) 722-2090

Jacqueline Simmons
Vietnam Era Veteran
364 Rindge Avenue
Cambridge, Ma. 02140
H) 876-4930

Ernest E. Washington, Jr.
President, Mastermind Mgt. Systems
World Trade Center, Suite 400
Boston, Ma. 02210
W) 973-5637 H) 298-1064

Terry Wilson
Counselor, William Joiner Center
U. of Mass/ Harbour Campus
Boston, Ma. 02125
W) 929-7867

Dr. James Woodard
Congressman Moakley's Office
JFK Building, Rm. 1900
Boston, Ma. 02203
W) 565-2920

William Celester
Deputy Commissioner
Boston Police Department
135 Dudley Street
Roxbury, Ma. 02119
W) 247-4270

Alan Dobson
Board of Directors
Veterans Benefits Clearinghouse, Inc.
26 Greenwich Street
Roxbury, Ma. 02120
H) 445-2383 W) 722-3215

Rev. Earl W. Jackson, Sr. Esq.
45 Pembroke St.
W. Medford, Ma. 02156
H) 396-9024

Cheryl Homer
Lt. Governor's Office
Constituency Services
State House
Boston, Ma. 02133
W) 727-7200

Pamela Burrell, Esq.
Budd, Wiley & Richlin
75 Arlington Street
Boston, Ma. 02116
W) 482-3300

Bruce Bolling
City Council Chambers
5th Floor
Boston, Ma. 02201
W) 725-4000

Hon. Sandra Graham
State House
Room 127
Boston, MA 02133
W) 722-2256

Dr. Irwin Allen
75 Mt. Auburn Street
Cambridge, Ma 02138
W) 495-2042 H) 731-4735

Carol Rodriguez
Cambridge College
15 Mifflin Place
Cambridge, MA 02138

Dr. Ann Ashmore Poussaint
1152 Beacon Street
Brookline, MA 02146

Paul Johnson, Sr.
94 Arlington Street
W. Medford, MA
H) 438-1116

VETERANS

BENEFITS

CLEARINGHOUSE INC.

70 Warren Street
Roxbury, Mass. 02119
445-7030

VETERANS BENEFITS CLEARINGHOUSE, INC.
BOARD OF DIRECTORS

PRESIDENT

ERNEST E. WASHINGTON, JR.
112 GLADESIDE AVENUE
MATTAPAN, MA 02126
(CONSULTANT)
H: 298-1064
W: 439-5389

DONALEXANDER BOSS
9 GEORGE STREET
HYLE PARK, MA 02136
(REAL ESTATE)
H: 361-7836
W: 722-3330

TREASURER

MICHAEL LONG
84 HAROLD STREET
ROXBURY, MA 02119
(SELF EMPLOYED)
H: 442-4467

ALAN DOBSON
26 GREENWICH STREET
ROXBURY, MA 02120
(INFORMATION MGR.)
H: 445-2382
W: 722-5701

CLERK

WILLIE BROWN
13 LINWOOD SQUARE
ROXBURY, MA 02119
(MBTA PERSONNEL)
H: 442-1577
W: 727-8740

ROBERT REYNOLDS
1 HAVEN STREET
BOSTON, MA 02118
(SELF EMPLOYED)
H: 424-1354

EXECUTIVE DIRECTOR

RALPH COOPER
171 CALLENDER STREET
DORCHESTER, MA 02124
W: 445-7030

MAURICE LEWIS
27 LAWRENCE STREET
CAMBRIDGE, MA 02139
(PUBLIC AFFAIRS OFFICER)
INTERNAL REVENUE SERVICE
ANDOVER, MA 05510
H: 492-4259
W: 474-5413



Veterans Benefits Clearinghouse
Development Corporation

70 Warren Avenue
Roxbury, Massachusetts 02119
445-7030

TOTAL DEVELOPMENT BUDGET:

VBC Apartments:

Total Development Cost - \$5,700,000

Hartford Manor:

Total Development Cost - \$550,000



Veterans Benefits Clearinghouse
Development Corporation

70 Warren Avenue
Roxbury, Massachusetts 02119
445-7030

VBC APARTMENTS
495 - 505 BLUE HILL AVENUE
ROXBURY, MA

DEVELOPMENT TEAM MEMBERS:

VETERANS BENEFITS CLEARINGHOUSE, INC. - SPONSOR
VETERANS BENEFITS CLEARINGHOUSE DEVELOPMENT CORP. - DEVELOPER/OWNER
AKIRA YAMASHITA AND ASSOCIATES, INC. - ARCHITECT
GREATER BOSTON COMMUNITY DEVELOPMENT - DEVELOPMENT CONSULTANT
WILLIAM ROWE AND ASSOCIATES - ENGINEER
WALKER-KLUESING GROUP - LANDSCAPE ARCHITECT
METRIC CORPORATION - CONTRACTOR
WILEY & RICHLIN - LAWYER

PROJECT DESCRIPTION

The Veterans Benefits Clearinghouse proposes to rehabilitate 30 units of abandoned housing. This project, the VBC Apartments, will comprise 30 units of low income housing, 100% subsidized by the federal government's Section 8 Housing Subsidy program.

In addition to the 144% of the Fair Market Section 8 Rents, the project will be applying for SHARP funds to fill the remaining gap.

The U.S. Department of Housing and Urban Development is in the process of a negotiated sale with the Veterans Benefits Clearinghouse Development Corporation for the property, and has allocated Section 8 funds for the apartment units.

The project will provide housing to those in the greatest need; the low income population, including families, individuals, elderly and handicapped in the Greater Boston Metropolitan Area. Because veterans comprise a large percentage of the homeless population in Massachusetts, (current figures estimate the homeless veteran population in Boston to be 22-44% of the 10,000 estimated homeless), it is anticipated that a large number of applicants will be veterans.

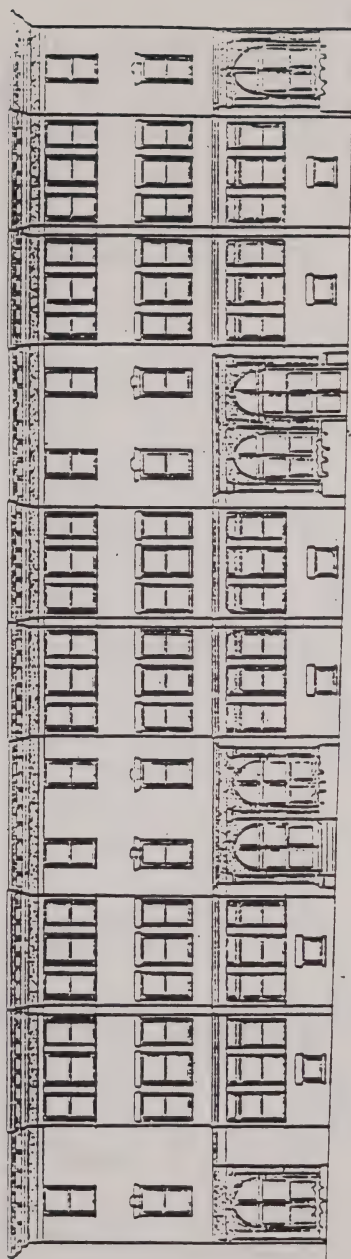
The rehabilitation of the property will require an interior gut rehabilitation as well as some modifications to the existing structure. The building's interior shows all signs of abandonment, requiring a total interior gut to develop suitable apartments. The modifications are necessary to bring the building up to code. For example, there is no second means of egress from the second and third floors of the building. With the existing egress, twelve of the thirty-six apartment units are illegal. The design re-orientes the entire row of six buildings so that some units face the front and some face the rear of the building, allowing for egress and additional light to the interior rooms. The existing exit ways do not meet fire code. In the redesign, four of the exits are eliminated and two of the existing exits will be redesigned to meet fire code. All stairways will be demolished and new, acceptable fire stairs built.

The configuration of apartment units -- 4 studio, 10 one bedroom, 10 two bedroom, and 6 three bedroom, of which 7 units are designated as (ambulatory) handicapped, meet the housing requirements of a diverse low and moderate income population in the Greater Boston Metropolitan Area.

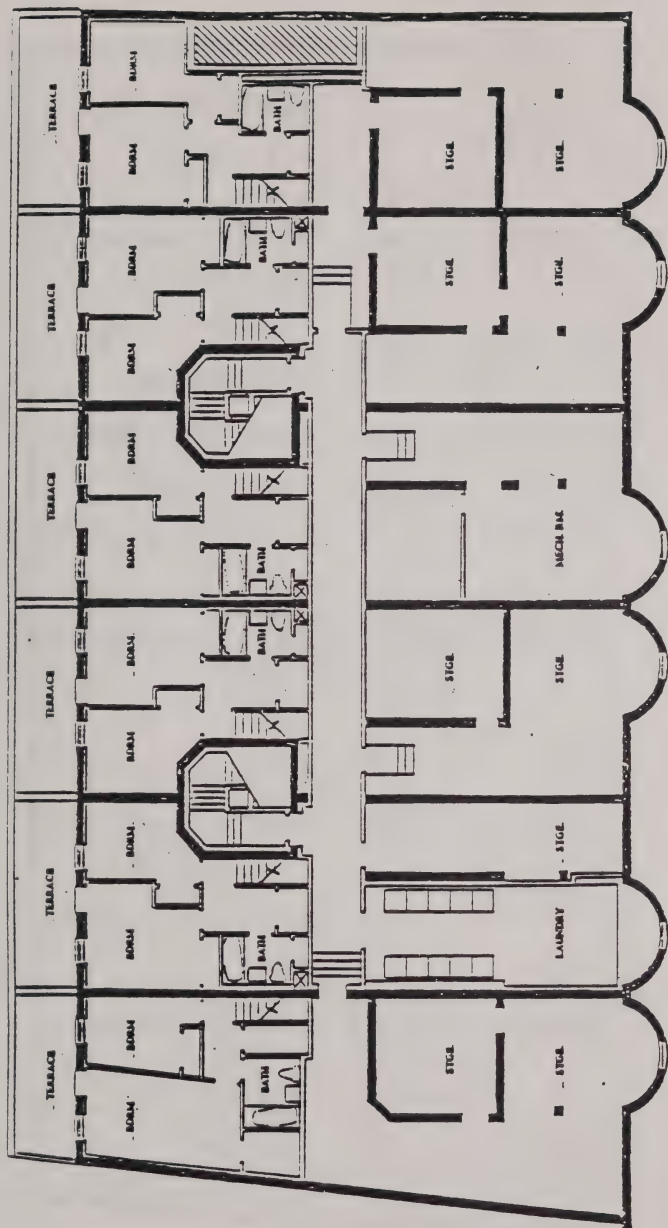
The housing development will have a formalized relationship with the Veterans Benefits Clearinghouse (VBC). The VBC will offer program support to the residents of the housing development. These support services include drug and alcohol counseling, job placement and employment counseling and emergency services.

The unification of the VBC program with the housing development is a key element in this development project. This linkage provides the residents with a network of support services and individuals. It also serves to integrate the housing project with the positive forces in the existing community, bridging a gap that presently exists in the neighborhood. While the number of tenant organizations in the neighborhood has increased, the majority of residents are isolated from networks and live in fear of drugs and crime in Grove Hall. The VBC seeks to rebuild the social fabric of the neighborhood, beginning with the housing development, and reaching outward. Significant endorsement for this housing development has already been expressed by several community organizations and individuals.

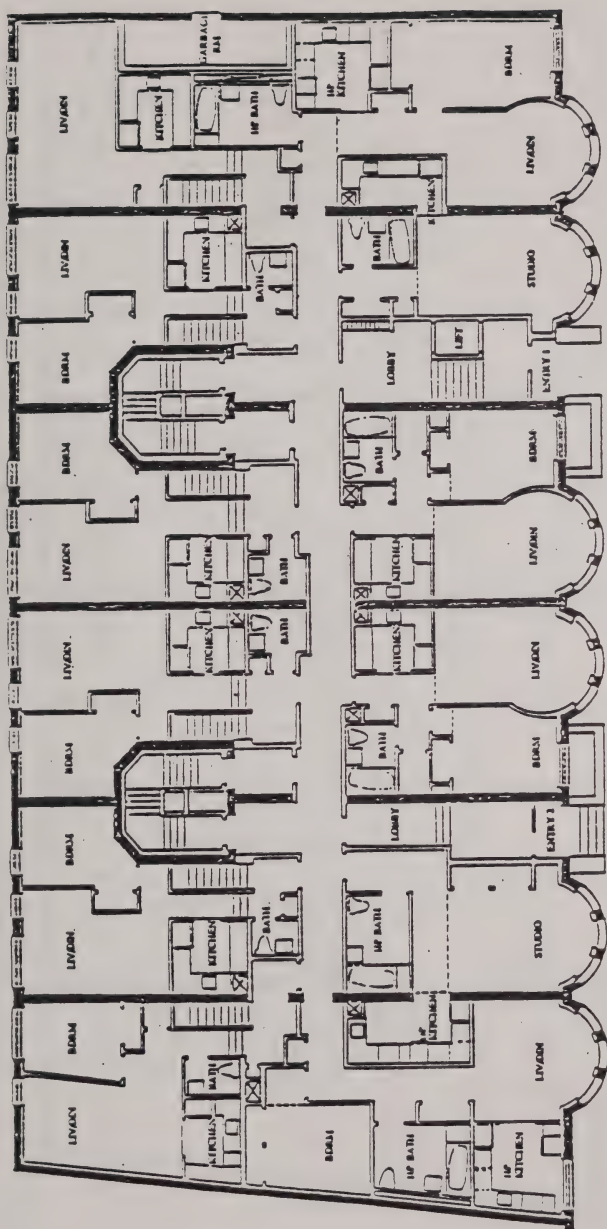
The housing will be a symbol of revitalization in Grove Hall, and a contribution to the social and physical infrastructure of this neighborhood. The VBCDC is interested in providing long term solutions to the problem of homelessness, and building a community base.



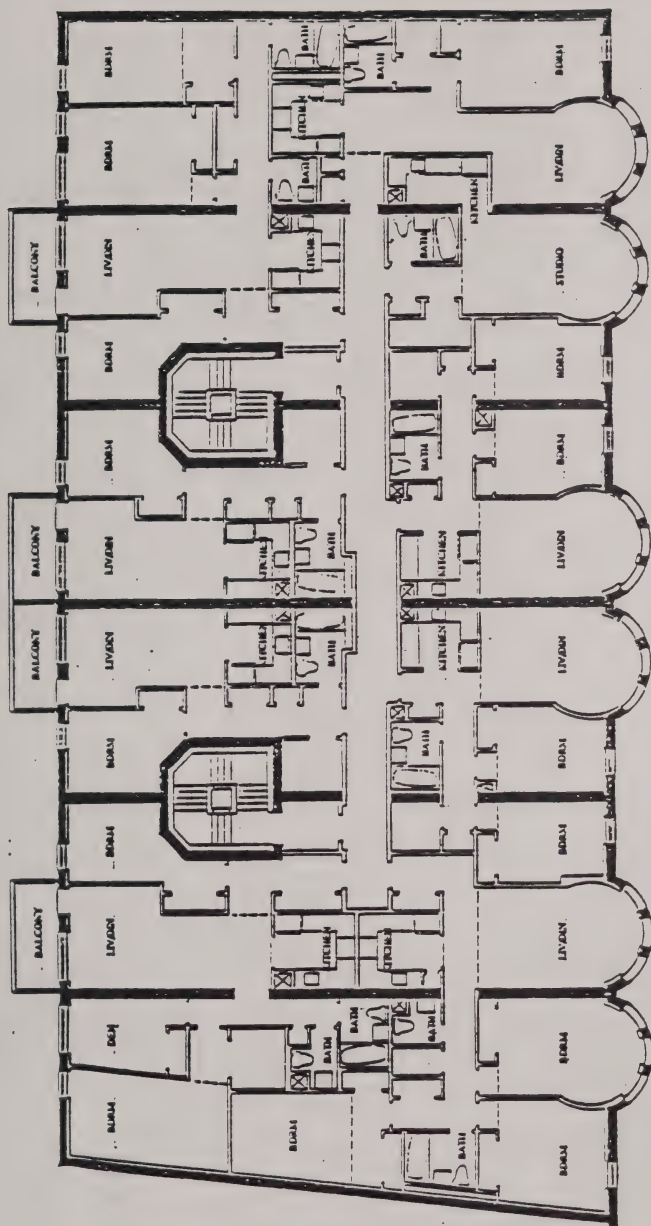
SOUTH-EAST ELEVATION



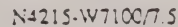
LOWER LEVEL



FIRST FLOOR



TYPICAL FLOOR



Area Context Map

VBC Apartments

495-505 Blue Hill Avenue



Northeastern
University

City Hospital

Digital
Equipment Corp.

Newmarket Square
District Two
Police Station
Fire Station

Washington Park
Shopping Center

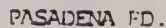
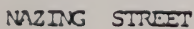
SITE

Fire Station

Franklin Park



GEORGIA STREET





Veterans Benefits Clearinghouse
Development Corporation

70 Warren Avenue
Roxbury, Massachusetts 02119
445-7030

HARTFORD MANOR
6 HARTFORD STREET
DORCHESTER, MA

DEVELOPMENT TEAM MEMBERS:

VETERANS BENEFITS CLEARINGHOUSE, INC. - SPONSOR
VETERANS BENEFITS CLEARINGHOUSE DEVELOPMENT CORPORATION - DEVELOPER/OWNER
GORMAN RICHARDSON ASSOCIATES - ARCHITECT
SOUTHMIDDLESEX OPPORTUNITY COUNCIL - DEVELOPMENT CONSULTANT
RODAN CONSTRUCTION - CONTRACTOR
WILEY & RICHLIN - LAWYER

PROJECT DESCRIPTION

The Veterans Benefits Clearinghouse Development Corporation proposes to rehabilitate 20 units of abandoned housing. This project, the Hartford Manor, will be comprised of 20 units of single room occupancy, 100% subsidized by the state and city government's 707 Housing Subsidy Program.

In addition to the 707 housing subsidy, the project will be applying to the Department of Mental Health, Department of Public Health and Veterans Administration for supportive services money.

The City of Boston, Public Facility Department is in the process of a negotiated sale with VBCDC for the property and has allocated start up money and will provide GAP financing for the single room occupancy units.

The project will provide housing to those with the greatest need; the low income population, including disabled, homeless, and handicapped veterans in Metropolitan Boston. Veterans comprise a large percent of the homeless population in the city of Boston (current figures estimate the homeless veteran population in Boston to be 35-45% of the estimated homeless).

The housing development will have a formalized relationship with the Veterans Benefits Clearinghouse, Inc. (VBC). The VBC, Inc. will offer program support to the residents of Hartford Manor. These support services include but not limited to, drug and alcohol counseling, job placement and employment counseling, and emergency services.

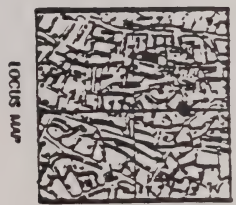
The unification of the VBC program with the housing development is a key element in this development project. This linkage provides the residents with a network of support services and individuals. These combined efforts serves to integrate the housing project with the positive forces in the existing community, bridging a gap that presently exists in the neighborhood.

While the number of tenant organizations in the neighborhood has increased, the majority of residents are isolated from networks and live in fear of drugs and crime in Uphams Corner. The VBC seeks to rebuild the social fabric of the neighborhood, beginning with the housing development, tenant education and outreaching to community. Significant endorsement for this housing development has already been expressed by several community organizations and individuals.

The housing will be a symbol of revitalization in Uphams Corner, and a contribution to the social and physical infrastructure of this neighborhood. The VBCDC is interested in providing long term solutions to the problem of homelessness, and building a community base.

Proposed Renovations at 6 HARTFORD STREET DORCHESTER, MASSACHUSETTS

PROJECT #0902101



LOCUS MAP

OWNER: VETERANS BENEFITS CLEARINGHOUSE
DEVELOPMENT CORPORATION
70 Warren Street, Boston, MA 02119 (617) 445-7030
Contact: Ernest Branch, Executive Director

ARCHITECT:
GORMAN RICHARDSON ASSOCIATES INC.
30 MAIN STREET ASHLAND, MA 01721 (508) 881-6520

PROJECT SUMMARY

- EXISTING CONTAINER, 11 Bedroom House of approximately 4450 SF on 2 Acres.
- PROPOSED USE: Conversion to 18 Bedroom Group Residence. Mass Building Code Section 4740. All work shall be performed in conformance with applicable codes. Approval required from local authorities.
- REPAIRS TO EXISTING: The existing building shall be repaired and additional structural members shall be added as per code requirements.
- NEW ALARMS & SAFETY SYSTEMS: Complete installation of approved Fire Alarm System including Master Box, alarm control box, pull boxes, horns, emergency lighting and signs etc. at 25 per code and local official's requirements.
- GENERAL: Upgrade Electrical Panel to 200 AMP. Complete replacement of Plumbing, Heating and Electrical Systems. Furnish existing piping in existing floor walls, doors, closets, kitchen area, landscaped ramp access, landscaped hotel room, laundry room, etc. as shown.

LIST OF DRAWINGS

TITLE SHEET	
B1	SITE PLAN & AERIAL VIEW
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	BASEMENT PLAN
A4	FRONT ELEVATION
A5	LEFT-SIDE ELEVATION
A6	REAR ELEVATION
A7	RIGHT-SIDE ELEVATION
B2	EXISTING FIRST FLOOR PLAN
B3	EXISTING SECOND FLOOR PLAN
B4	EXISTING FRONT ELEVATION
B5	EXISTING LEFT-SIDE ELEVATION
B6	EXISTING REAR ELEVATION
B7	EXISTING RIGHT-SIDE ELEVATION



DATE OF ISSUE:
Preliminary Set For
Contractor Review: June 23, 1989
Permit Set: Noted by hel



1. The first step is to find the right technology, then build it. It's usually, even more than in other areas, for people to get the right technology, then build it. It's usually, even more than in other areas, for people to get the right technology, then build it.

TELEPHONE NO.	PERSON BY WHOM	DATE
4473	ST	2/19/50
PROJECT NO. 03		DATE
REMARKS		2/19/50
PROJECT NO. 03		



Proposed Annexations to
6 LANTON RD. ST.
 DORCHESTER, MASS.

OWNER/DEVELOPER:
 WILLIAMS BROS/115
 CLEARINGHOUSE DRIVE/LOWELL
 CORPORATION
 70 Warren Street
 Boston, MA 02118
 (617) 425-7030

NOTES:

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON-SITE AND THE CIRCUMSTANCES OF THE PROPOSED WORK WITH THE EXISTING OWNER AND DISSEMINATE TO THE ATTENTION OF THE ARCHITECT.
2. ALLOW WORKING TO BE APPROVED FROM STREET ON AN APPROVED BASIS, WITH A MAX. 6' HEIGHTS, REVIEW AND APPROVAL REQUIRED BY ARCHITECT.
3. CARRY OUT UNDISTURBED ACCESS, CARRY FROM AVE, NO TOWER A ONCE WE HIT 40'.
4. PERMIT ARCHITECT TO CONDUCT INSPECTION OF WORK FROM STREET.

ARCHITECT:



Berman Richardson Assoc., Inc.
 30 Main Street
 Highland, Massachusetts
 (508) 881-8320

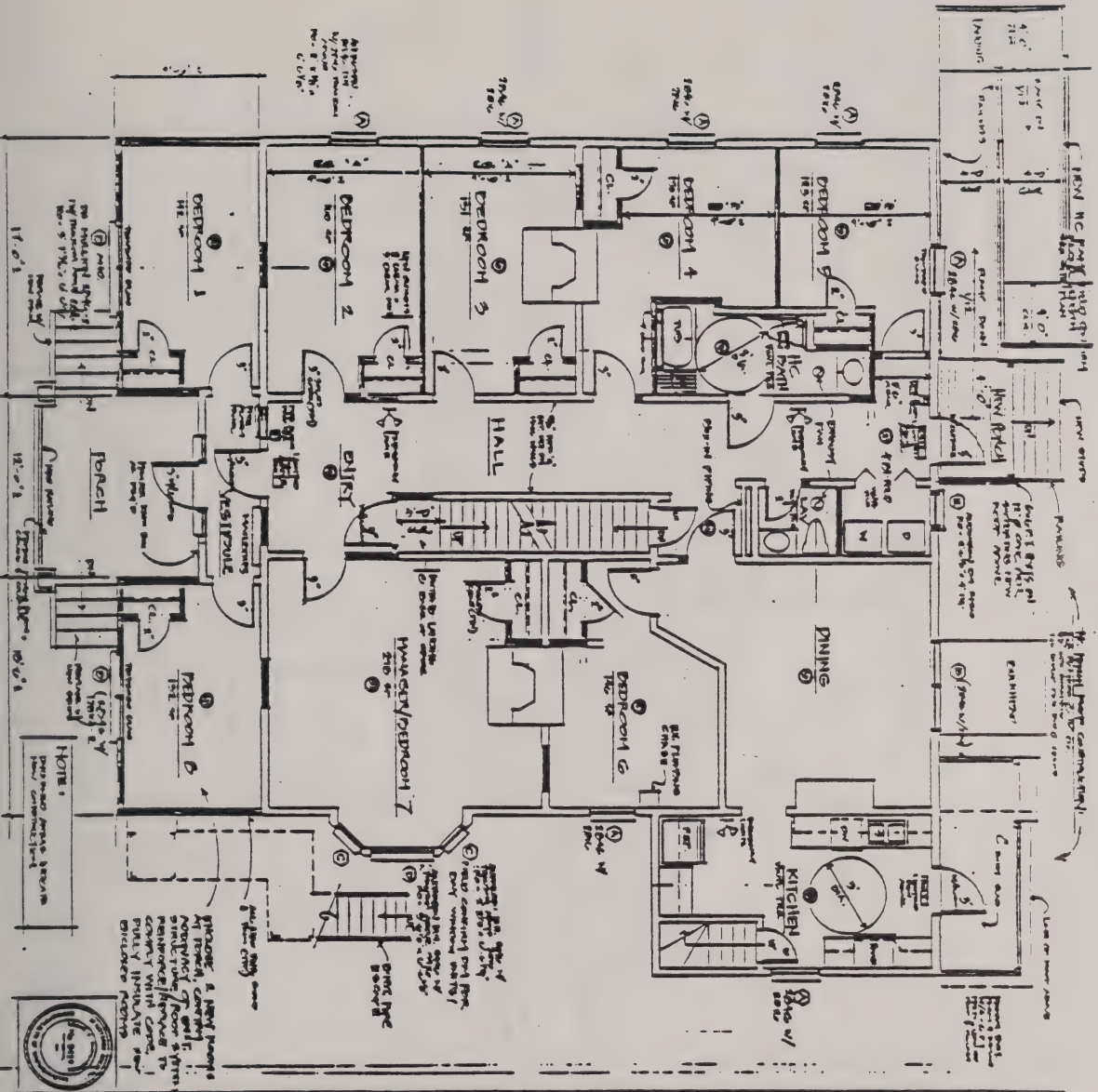
DRAWING TITLE

PROPOSED FIRST FLOOR PLAN

1530 GP

DATE	BY	REVISION
1/4 - 1 - 0	SN	SN

23 JAN 88	PROJECT NO. 01
11/15/87	ISSUED
9/20/87	REVISED
6/10/87	REVISED



04040401/000 VELLORUM
 VETERANS BENEFIT
 CLEARINGHOUSE OF VELLORUM
 CORPORATION
 70 Warren Street
 Boston, MA 02110
 (617) 445-7030

- 1. Criminal events where physical evidence point to criminal's activities
- 2. Forensic Art: composite drawings
- 3. Witnesses: person to see something happen
- 4. Victims: person who has been harmed
- 5. Perpetrators: person who has committed the crime
- 6. Police: law enforcement
- 7. Prosecutors: person who brings charges
- 8. Defence: person who defends the accused
- 9. Jury: group of people who decide if someone is guilty
- 10. Judge: person who presides over the trial
- 11. Prison: place where criminals are kept
- 12. Parole: release from prison before the end of the sentence
- 13. Appeal: request for a new trial
- 14. Prosecution: the case against the accused
- 15. Defence: the case for the accused
- 16. Verdict: the decision of the jury
- 17. Sentence: the punishment for the crime
- 18. Appeal: the right to ask for a new trial
- 19. Prosecution: the case against the accused
- 20. Defence: the case for the accused
- 21. Verdict: the decision of the jury
- 22. Sentence: the punishment for the crime
- 23. Appeal: the right to ask for a new trial
- 24. Prosecution: the case against the accused
- 25. Defence: the case for the accused
- 26. Verdict: the decision of the jury
- 27. Sentence: the punishment for the crime
- 28. Appeal: the right to ask for a new trial
- 29. Prosecution: the case against the accused
- 30. Defence: the case for the accused
- 31. Verdict: the decision of the jury
- 32. Sentence: the punishment for the crime
- 33. Appeal: the right to ask for a new trial
- 34. Prosecution: the case against the accused
- 35. Defence: the case for the accused
- 36. Verdict: the decision of the jury
- 37. Sentence: the punishment for the crime
- 38. Appeal: the right to ask for a new trial
- 39. Prosecution: the case against the accused
- 40. Defence: the case for the accused
- 41. Verdict: the decision of the jury
- 42. Sentence: the punishment for the crime
- 43. Appeal: the right to ask for a new trial
- 44. Prosecution: the case against the accused
- 45. Defence: the case for the accused
- 46. Verdict: the decision of the jury
- 47. Sentence: the punishment for the crime
- 48. Appeal: the right to ask for a new trial
- 49. Prosecution: the case against the accused
- 50. Defence: the case for the accused
- 51. Verdict: the decision of the jury
- 52. Sentence: the punishment for the crime
- 53. Appeal: the right to ask for a new trial
- 54. Prosecution: the case against the accused
- 55. Defence: the case for the accused
- 56. Verdict: the decision of the jury
- 57. Sentence: the punishment for the crime
- 58. Appeal: the right to ask for a new trial
- 59. Prosecution: the case against the accused
- 60. Defence: the case for the accused
- 61. Verdict: the decision of the jury
- 62. Sentence: the punishment for the crime
- 63. Appeal: the right to ask for a new trial
- 64. Prosecution: the case against the accused
- 65. Defence: the case for the accused
- 66. Verdict: the decision of the jury
- 67. Sentence: the punishment for the crime
- 68. Appeal: the right to ask for a new trial
- 69. Prosecution: the case against the accused
- 70. Defence: the case for the accused
- 71. Verdict: the decision of the jury
- 72. Sentence: the punishment for the crime
- 73. Appeal: the right to ask for a new trial
- 74. Prosecution: the case against the accused
- 75. Defence: the case for the accused
- 76. Verdict: the decision of the jury
- 77. Sentence: the punishment for the crime
- 78. Appeal: the right to ask for a new trial
- 79. Prosecution: the case against the accused
- 80. Defence: the case for the accused
- 81. Verdict: the decision of the jury
- 82. Sentence: the punishment for the crime
- 83. Appeal: the right to ask for a new trial
- 84. Prosecution: the case against the accused
- 85. Defence: the case for the accused
- 86. Verdict: the decision of the jury
- 87. Sentence: the punishment for the crime
- 88. Appeal: the right to ask for a new trial
- 89. Prosecution: the case against the accused
- 90. Defence: the case for the accused
- 91. Verdict: the decision of the jury
- 92. Sentence: the punishment for the crime
- 93. Appeal: the right to ask for a new trial
- 94. Prosecution: the case against the accused
- 95. Defence: the case for the accused
- 96. Verdict: the decision of the jury
- 97. Sentence: the punishment for the crime
- 98. Appeal: the right to ask for a new trial
- 99. Prosecution: the case against the accused
- 100. Defence: the case for the accused
- 101. Verdict: the decision of the jury
- 102. Sentence: the punishment for the crime
- 103. Appeal: the right to ask for a new trial
- 104. Prosecution: the case against the accused
- 105. Defence: the case for the accused
- 106. Verdict: the decision of the jury
- 107. Sentence: the punishment for the crime
- 108. Appeal: the right to ask for a new trial
- 109. Prosecution: the case against the accused
- 110. Defence: the case for the accused
- 111. Verdict: the decision of the jury
- 112. Sentence: the punishment for the crime
- 113. Appeal: the right to ask for a new trial
- 114. Prosecution: the case against the accused
- 115. Defence: the case for the accused
- 116. Verdict: the decision of the jury
- 117. Sentence: the punishment for the crime
- 118. Appeal: the right to ask for a new trial
- 119. Prosecution: the case against the accused
- 120. Defence: the case for the accused
- 121. Verdict: the decision of the jury
- 122. Sentence: the punishment for the crime
- 123. Appeal: the right to ask for a new trial
- 124. Prosecution: the case against the accused
- 125. Defence: the case for the accused
- 126. Verdict: the decision of the jury
- 127. Sentence: the punishment for the crime
- 128. Appeal: the right to ask for a new trial
- 129. Prosecution: the case against the accused
- 130. Defence: the case for the accused
- 131. Verdict: the decision of the jury
- 132. Sentence: the punishment for the crime
- 133. Appeal: the right to ask for a new trial
- 134. Prosecution: the case against the accused
- 135. Defence: the case for the accused
- 136. Verdict: the decision of the jury
- 137. Sentence: the punishment for the crime
- 138. Appeal: the right to ask for a new trial
- 139. Prosecution: the case against the accused
- 140. Defence: the case for the accused
- 141. Verdict: the decision of the jury
- 142. Sentence: the punishment for the crime
- 143. Appeal: the right to ask for a new trial
- 144. Prosecution: the case against the accused
- 145. Defence: the case for the accused
- 146. Verdict: the decision of the jury
- 147. Sentence: the punishment for the crime
- 148. Appeal: the right to ask for a new trial
- 149. Prosecution: the case against the accused
- 150. Defence: the case for the accused
- 151. Verdict: the decision of the jury
- 152. Sentence: the punishment for the crime
- 153. Appeal: the right to ask for a new trial
- 154. Prosecution: the case against the accused
- 155. Defence: the case for the accused
- 156. Verdict: the decision of the jury
- 157. Sentence: the punishment for the crime
- 158. Appeal: the right to ask for a new trial
- 159. Prosecution: the case against the accused
- 160. Defence: the case for the accused
- 161. Verdict: the decision of the jury
- 162. Sentence: the punishment for the crime
- 163. Appeal: the right to ask for a new trial
- 164. Prosecution: the case against the accused
- 165. Defence: the case for the accused
- 166. Verdict: the decision of the jury
- 167. Sentence: the punishment for the crime
- 168. Appeal: the right to ask for a new trial
- 169. Prosecution: the case against the accused
- 170. Defence: the case for the accused
- 171. Verdict: the decision of the jury
- 172. Sentence: the punishment for the crime
- 173. Appeal: the right to ask for a new trial
- 174. Prosecution: the case against the accused
- 175. Defence: the case for the accused
- 176. Verdict: the decision of the jury
- 177. Sentence: the punishment for the crime
- 178. Appeal: the right to ask for a new trial
- 179. Prosecution: the case against the accused
- 180. Defence: the

German Richardson Assoc. Inc
30 Main Street
Ashford, Massachusetts
(508) 881-6520

PROPOSED SECOND
FLOOD PLAN
2154 SF

[illegible]

23 JUN 68

REFERENCE

[illegible]

CA



A-5

DORCHESTER, MASS.

800-441-4444

17

Y

ELEVATION

Journal of Management Education 30(6)

Proposed Renovations to
6 HANFORD ST.
DORCHESTER, MASS.

OWNER/CLIENT :
WILLIAMS BROTHERS
CELESTINEBROSSE DEVELOPMENT
CORPORATION
 70 Warren Street
 Boston, MA 02118
 (617) 443-7030

ARCHITECT

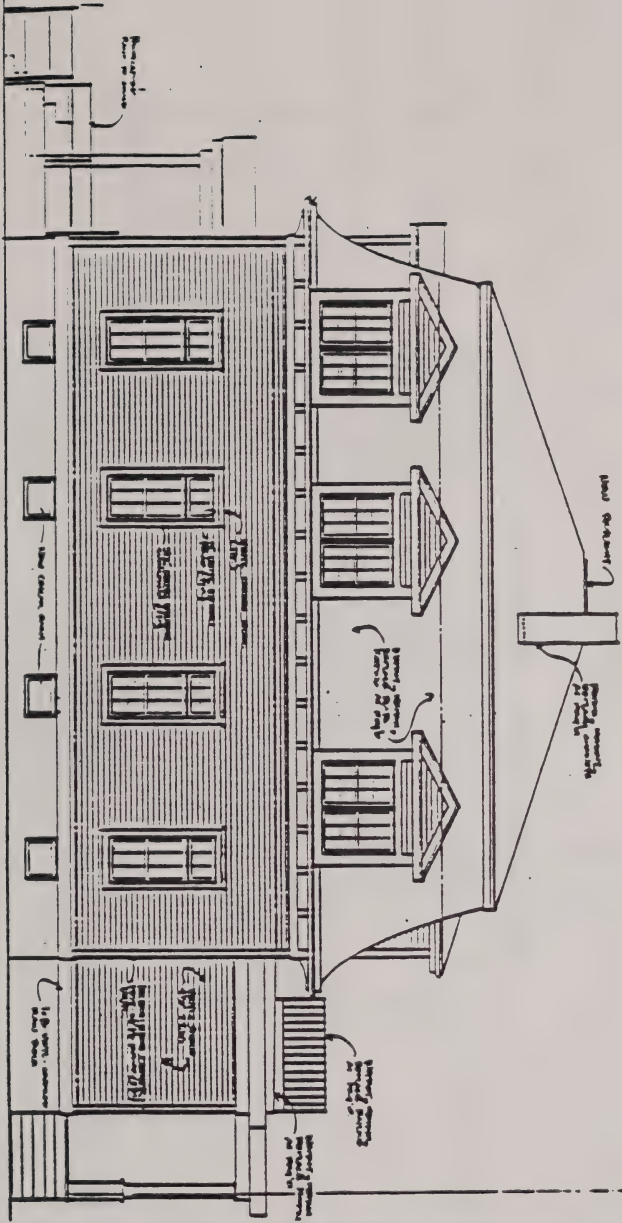


Gregory R. Hines Associates, Inc.
 100 Main Street
 Ashland, Massachusetts
 (508) 881-8320

PROPOSED TITLE

**PROPOSED LEFT-SIDE
 ELEVATION**

DATE
 8/4-8-01
PROJECT
 6 HANFORD ST.
DATE
 8/4/01
PROJECT
 6 HANFORD ST.



AS

Proposed Renovations to
6 HARTFORD ST.
Providence, MASS.

Drawn 2/78 BY: JLD
REVISIONS: BUREAU
CLEANING HOUSE / OR YELLOWBURN
CORPORATION
20 BERRIN ST.
PROVIDENCE, RI 02919
(401) 455-7030

ARCHITECT

GRA

Bureau Richardson Assoc., Inc.
30 Main Street
Arlington, Massachusetts
(508) 881-5320

EXISTING FIRST

FLOOR PLAN

DATE: 1/24-81
PROJECT: 80031.01
DRAWING NUMBER: 1
REV: 01/01

DATE: 1/24-81

PROJECT: 80031.01

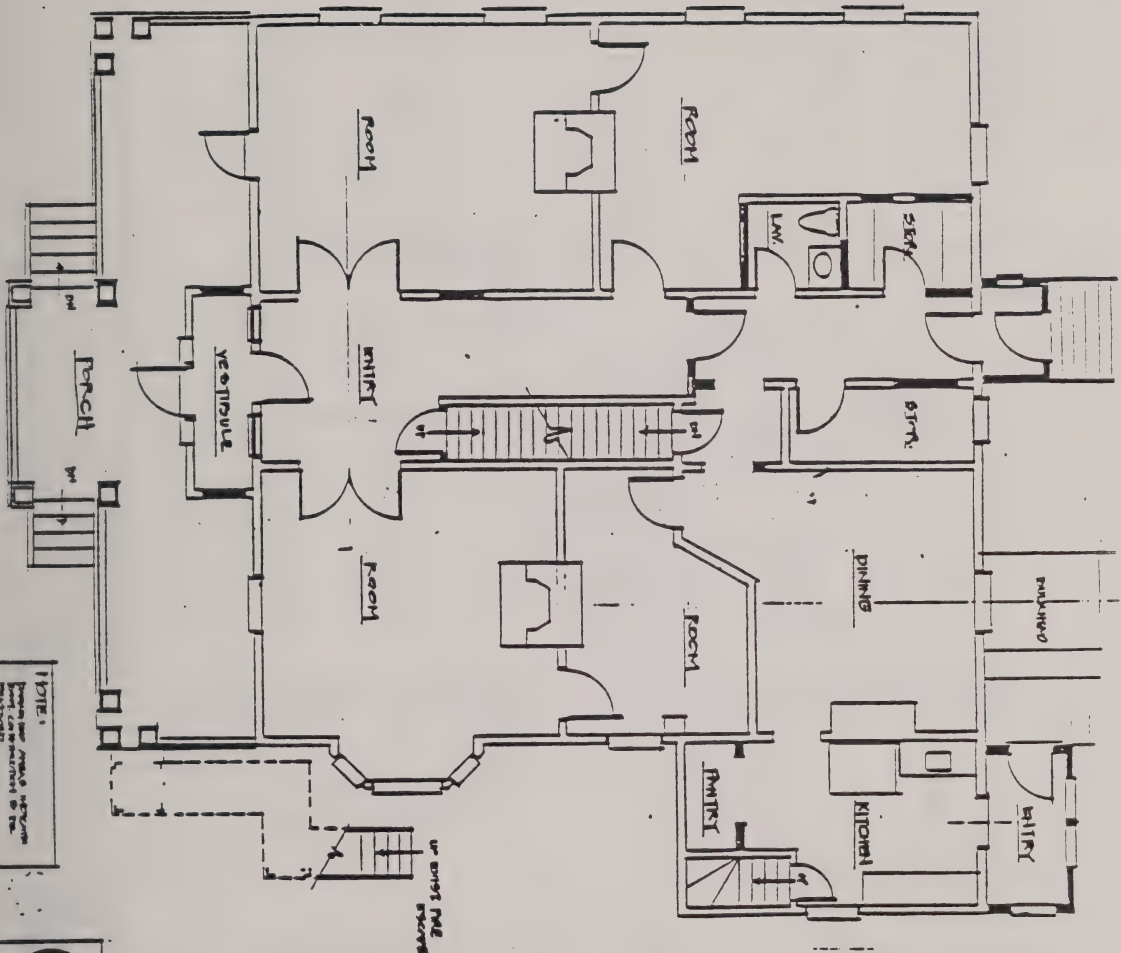
DRAWING NUMBER: 1

REV: 01/01

DATE: 1/24-81

X1

NOTE:
Do not alter any dimensions
without the consent of the
architect.



Grand 20/20 VCL 02/21 :
VETERANS BENEFITS
CLEARHOUSE DEVELOPMENT
CORPORATION
70 Warren Street
Boston, MA 02118
(617) 449-7030

Person Richardson Assoc. Inc.
30 Main Street
Ashland, Massachusetts
15081 661-6520

EXISTING SECOND FLOOR PLAN

○

1644	1744	1844
1/4" - 1" - 0	0.75	0.75
1/4"	0.75	0.75

29 JUN 88 15021.01
NORP DRAWING 15021.01

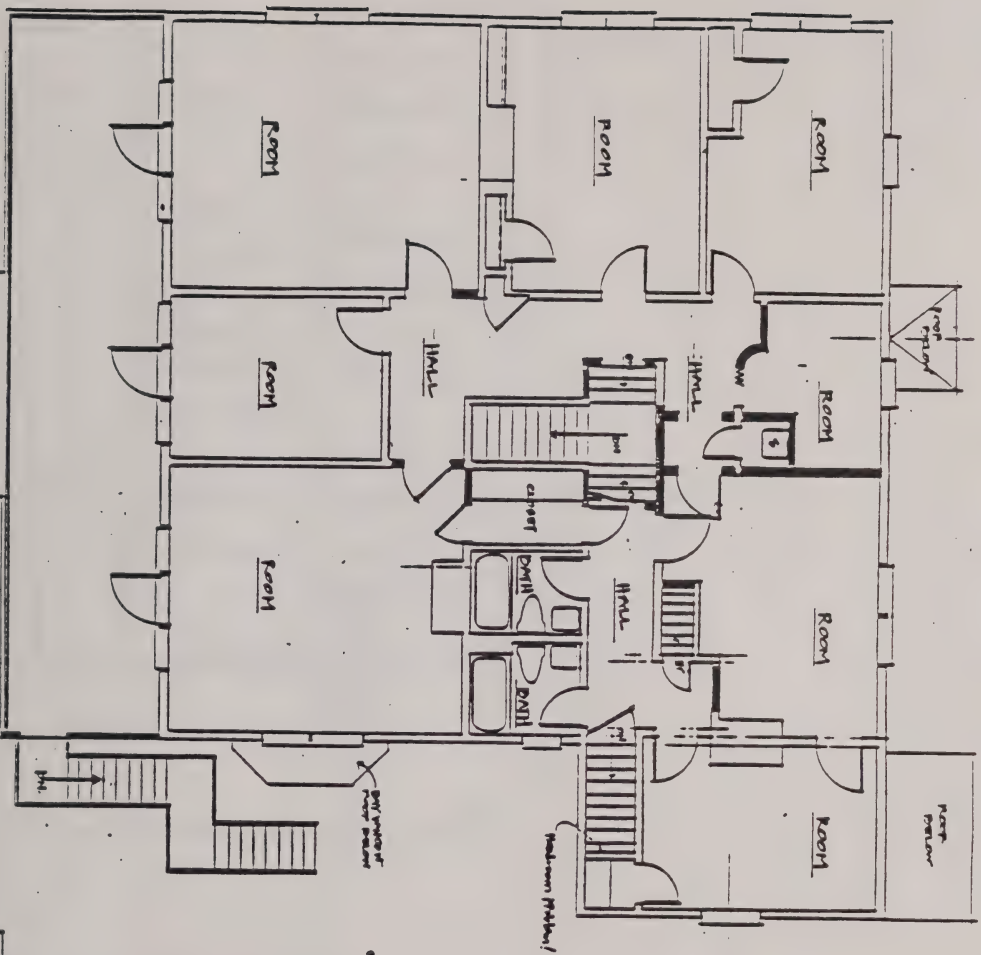
1947. 9/12/51

Donating to /

25



Phone:
BRANDON AHEAD! BECAUSE
POSITIVE CONTRIBUTION TO THE
FUTURE!



Proposed Renovations to
**6 LANFORD ST.
 DORCHESTER, MASS.**

Drawn by: J. W. L. O'Brien
 VETERANS BRIDGE
 CLEANINGHOUSE DEVELOPMENT
 CORPORATION
 70 Warren Street
 Boston, MA 02110
 (617) 425-7030

ARCHITECT



Berman Richardson Assoc., Inc.
 30 Main Street
 Arlington, Massachusetts
 (508) 881-6320

Drawing title

**EXISTING FRONT
 ELEVATION.**

DATE	BY	PROJECT
1/4-8-00	WJS	BRIDGE
10/1/01	WJS	BRIDGE
10/1/01	WJS	BRIDGE

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

PROJECT

DATE

BY

Proposed Renovation to
**6 HARTFORD ST.
 DORCHESTER, MASS.**

Drawn by: **WILLIAM BRUCE, INC.**
 ARCHITECTURE DEVELOPMENT
 CORPORATION
 70 Warren Street
 Boston, MA 02119
 (617) 465-7050

ARCHITECT



Design: **Richardson Assoc., Inc.**
 200 Main Street
 Boston, Massachusetts
 (608) 881-5320

Existing Title

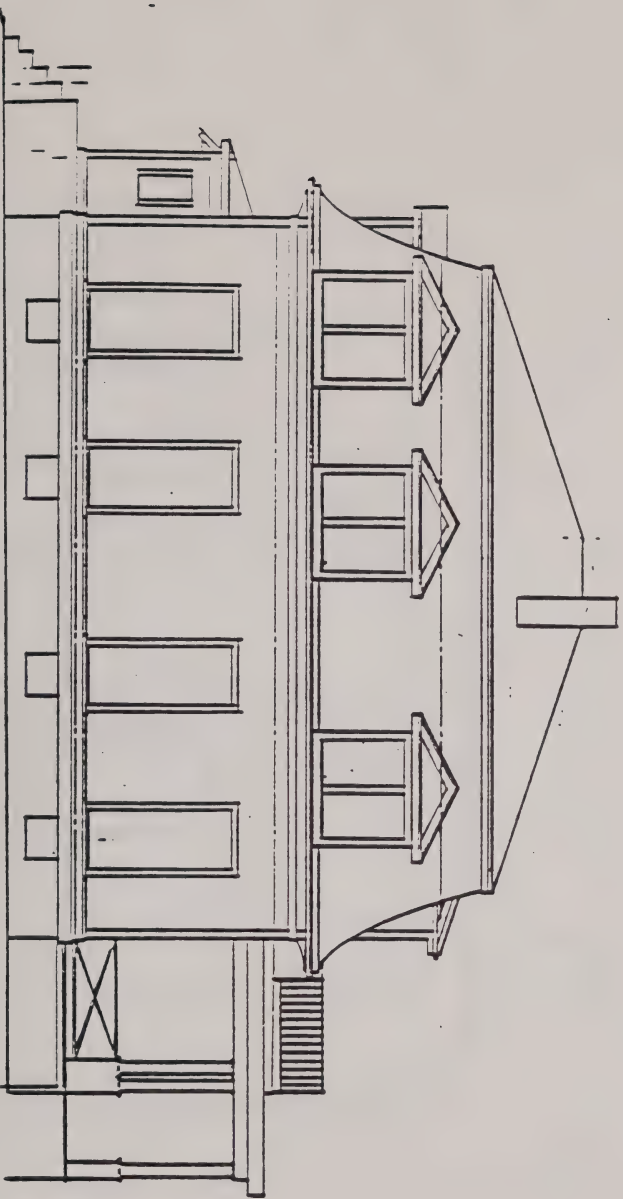
**EXISTING LEFT-SIDE
 ELEVATION**



Scale:	1/4" = 8'-0"	Drawn by:	WCB
Date:	23 JUN 88	Project:	08021 01
By:	WCB	Drawing Number:	



X-1



Proposed Amendments to
6 MARIFOND ST.
DORCHESTER, MASS.

DRUGS / THE VELCRO
VETERANS BENEFITS
CLEANINGHOUSE OF VELCRO
CORPORATION
70 Warren Street
Boston, MA 02119
(617) 453-7030

ANALYTICAL

G

German Filtherden Assoc. Inc.
30 Main Street
Arland, Massachusetts
(508) 881-6320

00000000 00000000

EXISTING NEAR
ELEVATION



SCAR	1/4"-1"-0	1/4"	1/4"
DATE	29 JUN 88	170001	000001-01
BY	6/0/88	140000	000001-01



К

Proposed Alterations to
6 HARTFORD ST.
DORCHESTER, MASS.

Drawn by: J. J. V. L. G. R. A.
 Written by: J. J. V. L. G. R. A.
 Clearinghouse Development
 Corporation
 10 Warren Street
 Boston, MA 02119
 (617) 443-1030

ARCHITECT



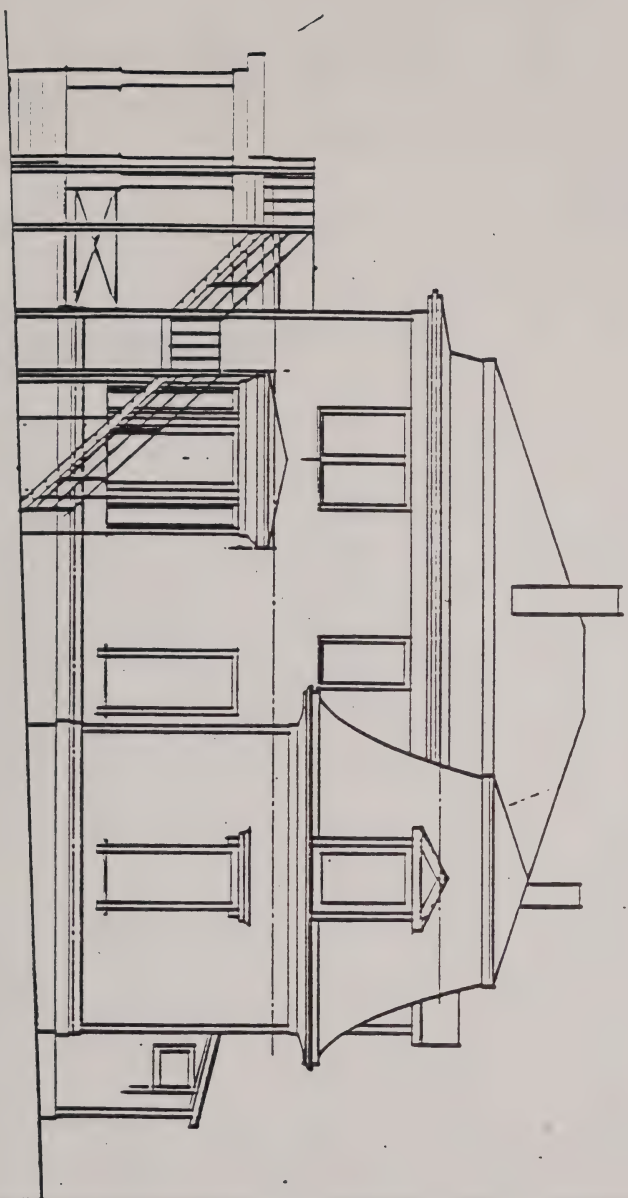
Green Richardson Assoc., Inc.
 30 Main Street
 Ashland, Massachusetts
 (508) 881-6320

EXISTING RIGHT-SIDE
 ELEVATION

DATE	DESCRIPTION
1/4-8-00	Drawn by J. J. V. L. G. R. A.
23 JAN 00	Revised by J. J. V. L. G. R. A.
6/19/01	Revised by J. J. V. L. G. R. A.

DATE 6/19/01
 DRAWING NUMBER 00021.01

X6





Veterans Benefits Clearinghouse
Development Corporation

70 Warren Avenue
Roxbury, Massachusetts 02119
445-7030

VBC/VBCDC FINANCIALS

VETERANS BENEFITS CLEARINGHOUSE, INC.
COMPARATIVE STATEMENT OF ASSETS, LIABILITIES,
AND FUND BALANCES
JUNE 30, 1989

<u>REVENUE</u>	(A) <u>1989</u>	<u>1988</u>
<u>Commonwealth of Massachusetts</u>		
Office of the Commissioner of Veterans		
Services - Veterans Outreach	\$82,420	\$85,500
O.C.V.S. - Special Contributions	600	--0--
Department of Public Welfare	15,578	--0--
Department of Employment & Training	25,000	--0--
Department of Education	7,500	12,000
<u>City of Boston</u>		
Mayor's Office of Jobs and		
Community Services	\$35,230	\$35,500
Project Recovery	23,680	--0--
Old South Church	5,000	--0--
Homeless Vets	20,000	3,000
University of Mass.	2,500	--0--
Contributions	9,479	3,958
Interest Income	980	583
Federal Veterans Administration Services-		
Readjustment Income	16,750	3,525
Federal Veterans Administration Services-		
Medical Center	--0-	880
TOTAL REVENUE	\$244,717	\$144,946
<u>EXPENSES</u>		
Wages & Consulting Fees	\$138,369	\$106,351
Rent	12,060	6,253
Utilities	6,500	5,664
Offices Expenses	8,500	9,863
Accrued Employee Taxes - Wages	19,320	10,716
Depreciation Expense	530	530
Other Operating Expense	7,010	1,583
TOTAL EXPENSES	\$202,289	\$140,960
Excess of Revenue over Expenses	\$ 42,428	\$ 3,986
Fund Balance - Beginning	\$ 33,159	\$ 32,243
Adjustment to reflect proper		
Liability Balance	--0--	(3,070)
FUND BALANCE - ENDING	<u>\$ 75,587</u>	<u>\$33,159</u>

(A) INTERIM UNAUDITED STATEMENT FOR 1989

VETERANS BENEFITS CLEARINGHOUSE, INC.
COMPARATIVE STATEMENT OF ASSETS, LIABILITIES,
AND FUND BALANCES
JUNE 30, 1989

<u>ASSETS</u>	<u>(A) 1989</u>	<u>1988</u>
<u>Current Assets</u>		
Cash - Note 2	\$65,410	\$21,982
Grant Receivables - Note 3	15,355	28,123
Accounts Receivable	<u>---</u>	<u>4,126</u>
Total Current Assets	\$80,765	\$54,231
<u>FIXED ASSETS</u>		
Equipment at Cost (note 1b)	\$ 2,650	\$ 2,650
Accumulated Depreciation	(2,650)	(2,120)
Total Fixed Assets	--0--	530
TOTAL ASSETS	<u>\$80,765</u>	<u>\$54,761</u>
<u>LIABILITIES</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 5,178	\$21,049
Wages Payable	<u>--0--</u>	<u>553</u>
TOTAL LIABILITIES	\$ 5,178	\$21,602
FUND BALANCE	\$75,587	\$33,159
TOTAL LIABILITIES AND FUND BALANCE	<u>\$80,765</u>	<u>\$54,761</u>

A) INTERIM UNAUDITED STATEMENT FOR 1989

VETERANS BENEFITS CLEARINGHOUSE, INC.
TWO-YEAR PROJECTED REVENUES AND EXPENSES

REVENUES	FY90	FY91
Individual Contributions	18,000	20,000
Corporate/Foundations	8,000	10,000
TOTAL REVENUES	<u>\$201,000</u>	<u>\$251,000</u>
EXPENSES		
Salaries & Wages	\$117,000	\$146,000
Taxes & Fringe Benefits	14,000	17,500
Subtotal - Payroll	\$131,000	\$163,500
Consultant/Professional Fees	\$ 32,800	\$ 41,000
Program Services	2,500	3,125
Program Supplies	3,500	4,375
Office Supplies	2,000	2,500
Telephone	6,000	7,500
Postage	500	625
Occupancy	12,000	13,000
Insurance	700	1,000
Printing/Copying	3,000	4,000
Travel	1,500	2,000
Staff Training	1,000	2,000
Advertising	700	1,000
Utilities	1,800	2,500
Equipment Supplies/Repair	1,500	2,000
Other	500	875
Subtotal - Operations	<u>\$ 70,000</u>	<u>\$ 87,500</u>
TOTAL EXPENSES	<u>\$201,000</u>	<u>\$251,000</u>

It is anticipated that State funding will drop off slightly into 1990 due to the Commonwealth's fiscal crisis. By 1991, we believe that State revenues will rebound to the extent that funds will be available to address these important social issues.

City funds were cut slightly for the year 1990, however, there will be new opportunity in 1991.

JULY 1, 1988 thru JUNE 30, 1989

COUNSELING AND COUNCIL SERVICES

TRAINING HOUSING

	TOTAL	OCVS	JCS	VA	VIETNAM VETERAN WORKSHOP	PROJECT BREAD	DET	VBOC
WILKINS Government:								
Federal	5,000							
State	163,850	85,500		5,000	12/88-11/89	11/88-3/89	1/89-6/89	7/88-6-
City	77,470		36,500				33,350	45,000 40,970
Private Grants: Contributions	33,000				20,000	1,000		12,000
Charitable Foundations	19,500							19,500
TOTAL REVENUES	298,820	85,500	36,500	5,000	20,000	1,000	33,350	17,470
THIRTS								
Salaries & Wages	143,956	50,750	19,556	2,500	18,000		23,150	30,000
Taxes & Fringe Benefits	20,014	6,598	3,327		2,000		3,589	4,500
TOTAL EXPENSE	163,970	57,348	22,883	2,500			26,739	34,500
Program Services	3,167	-	-				667	
Program Supplies	2,567	-	500	2,500		1,000	1,067	
Consulting & Professional Fees	80,994	19,000	3,731				2,293	55,970
Office Supplies	2,333	1,000	1,000				333	
Telephone	4,867	3,000	1,200				667	
Postage	600	300	200				100	
Occupancy	8,811	3,000	3,786				1,000	1,025
Insurance	484	300	-				184	
Printing & Copying	2,051	500	1,000					551
Travel	267	-	200				67	
Staff Training	500	-	500					
Advertising	352	352	-					
Utilities	2,005	-	1,000				233	772
Equipment supplies & Repair	1,000	500	500					
Other	200	200	-					



Veterans Benefits Clearinghouse
Development Corporation

70 Warren Avenue
Roxbury, Massachusetts 02119
445-7030

SRO PROJECT STAFF:

Ernest Branch
VBCDC Executive Director

Tracey Turner
VBCDC Administrative Assistant

Janine Spinola
VBCDC Supportive Services Consultant

Ralph Cooper
VBC, Inc. Executive Director

Ynes Alvarez
VBC, Inc. Director Counseling

Georgia Weeden
VBC, Inc. Employment Specialist

Beth Deare
VBC, Inc. Director Training

SOURCE AND STABILITY OF FUNDING:

City of Boston
State of Massachusetts
Private Grants



Veterans Benefits Clearinghouse
Development Corporation

70 Warren Avenue
Roxbury, Massachusetts 02119
445-7030

LENDING INSTITUTIONS:

CITY OF BOSTON:

LEND
MAP/TAP

STATE OF MASSACHUSETTS:

HIF
MHFA

PRIVATE:

Wainwright Bank & Trust
Baybank
Boston Safe Deposit & Trust Company

CORPORATION:

Houghton Mifflin Company

CAPCAP, INC.'S

OVERVIEW

BRIEF HISTORY OF HOUSING DEVELOPMENT EXPERIENCE

HOUSING MANAGEMENT EXPERIENCE

UNITS CURRENTLY UNDER CASCAP MANAGEMENT

LIST OF BOARD OF DIRECTORS

ORGANIZATIONAL CHART

AUDITED FINANCIAL STATEMENT

CASCAP, INC. OVERVIEW

CASCAP, Inc. (Cambridge and Somerville Cooperative Apartment Project) has over fifteen years experience in the management of special needs housing. CASCAP's main focus has been with adults with a history of chronic mental illness and the frail elderly. CASCAP has developed a strong network of community services coupled with a high level of training and experience required of staff to deliver high quality management services to their residents.

CASCAP has long been interested in the development and management of lodging houses. Through its efforts and in conjunction with the City of Cambridge, CASCAP has developed the "Lodging House Management Assistance Manual" and funded a study by the University of Massachusetts on management issues of present owner of lodging houses in Cambridge.

CASCAP has direct experience in the management and delivery of services to individuals in lodging houses. CASCAP presently manages 25 lodging house units at the YW and YMCA's in Cambridge. The staff provide case management and emergency back-up on a 24 hour basis.

In addition, CASCAP operates another 113 beds at 16 different locations throughout Cambridge and Somerville. All aspects of property management are involved; rent collection, maintenance, tenant selection, 24-hour on call back-up, grounds, evictions, resident activities, etc.

Because CASCAP offers both housing and services to its tenants, management has a dual nature. In the housing component CASCAP ensures that all properties are run responsibly, so that every tenant has a safe and clean home. To oversee the quality of the housing component, CASCAP employs a full-time property manager, and two half-time maintenance employees, who see that all routine inspections are completed and that maintenance work is performed. The property manager also handles the leases, income certifications and recertifications on behalf of the tenants and associated agencies.

In the service component CASCAP provides services on-site and coordinates services with other agencies on behalf of tenants. In addition to the staff that work at each site, CASCAP employs a program director for each of the programs who coordinates services with outside service providers such as day programs, social workers and therapists. CASCAP's director of programming oversees all internal and external programming issues to guarantee that service provision, where called for, is of the highest quality possible.

A BRIEF HISTORY OF CASCAP'S HOUSING DEVELOPMENT EXPERIENCE

CASCAP's housing development experience began in 1980 and is summarized here in chronological sequence.

THE SOMERVILLE HOUSE (SH) is a 9 person group home located at 167 Highland Avenue in Somerville. Center, Inc., a non-profit organization affiliated with the Cambridge-Somerville Mental Health Center is the owner and CASCAP, Inc. is the contracted manager for the home. SH is a two and one half story wood frame house, with clapboard siding and a slate roof. It contains two (2) double and five (5) single occupancy bedrooms, a shared living room, dining room and kitchen and seven (7) bathrooms. SH residents are drawn primarily from Metropolitan State Hospital in Waltham.

Center, Inc. purchased SH from its owner occupant family in 1980. The HUD 202/Section 8 program provided the financing and rental subsidies for the acquisition and rehabilitation. Jack Hamilton, the former Executive Director of CASCAP, provided comprehensive oversight to the development. The rehab included a new heating plant, an accessible first floor, and a new and enlarged kitchen. The total cost for acquisition and rehab was approximately \$260,000. CASCAP coordinated rent-up and has successfully managed SH since its opening. In late 1988 CASCAP began a program to improve and remodel SH. The improvements are largely designed to improve energy efficiency. Insulation and new windows have been installed as necessary. The remodeling will eliminate the double occupancy bedrooms, reduce the total number of bathrooms and create a staff meeting room in the basement. This work will cost approximately \$36,000 and is being funded by EOCDC's Weatherization Program and a HUD capital improvement allowance.

CASCAP and Center, Inc. are presently taking steps to transfer title of the property to CASCAP which will streamline management and maintenance efficiency. It is anticipated that CASCAP will take title to the building in 1990.

THE CAMBRIDGE HOUSE (CH) is a 10 person group home located at 47-49 Lee Street in Cambridge. CH is owned and managed by CASCAP, Inc. CH is a two and one-half story wood frame, clapboard sided house. It contains 10 single occupancy bedrooms, a shared kitchen, dining room, living room, TV room and library, second and third floor back porches and a staff office. Residents for CH are drawn primarily from the Metropolitan State Hospital.



The building was purchased vacant in 1980 by Center, Inc. (see above) from Rutland Corner Corp. It had been used as a group home by Rutland Corner Corp. CASCAP managed CH under contract with Center, Inc. until October of 1985. At that time, CASCAP purchased CH from Center, Inc., and began a \$100,000 rehabilitation. The rehab work included: a gut rehab of the second floor creating a new kitchen/dining/living area, replacing the exterior shingle siding with clapboard, rebuilding the porches to meet egress requirements, replacing and upgrading windows, insulating, and complete new electric service and circuitry. CASCAP staff created the design and prepared the working drawings, hired the general contractor and supervised the work. In the spring of 1985, CASCAP received an award from the Mid-Cambridge Neighborhood Association for its exterior renovation of this property.

Funds necessary for acquisition and rehabilitation were obtained through mortgage loans from the North Cambridge Cooperative Bank, foundation grants and weatherization program funds from the Massachusetts Executive Office of Communities and Development (EOCD). Rental subsidies are provided by EOCD's 707, moderate-rehab program by agreement with the Cambridge Housing Authority. CASCAP successfully sponsored legislation with Representative Sandra Graham which changed the 707 rental subsidy regulations so that the funds could be used with single room housing (e.g. group homes and lodging houses). CH was the first application of this subsidy program to a single room setting. The total development cost (acquisition and rehab) was approximately \$225,000..

THE WOODBRIDGE HOUSE (WH) was developed for use by CASCAP's ECHO Program (Elder Cooperative Housing Options) in 1985. WH is a six (6) person congregate home located at 11 Woodbridge Street in North Cambridge. WH is owned and managed by CASCAP. WH was a former nursing home purchased, as a vacant building, in 1981. It is a two and one-half story, wood-frame building, with a two story, masonry addition at the rear. WH contains six (6) single occupancy bedrooms, a shared kitchen, dining room, living room, music room, two (2) and one-half bathrooms and a self contained four room apartment. Residents are drawn from local nursing homes or are referred by local elder service organizations.

After purchase, modest alterations and repairs were undertaken so that the building could be rented for market use while CASCAP/ECHO sought funds to undertake a more substantial renovation. By 1984, sufficient funds were secured and the substantial rehabilitation was begun. The work included: internal structural modifications which created the first floor common space, a new roof, new siding, reconstructed front and back porches, complete winterization, an upgraded heating system

and improved fire safety and alarm systems. CASCAP selected Monacelli Associates as the architects and worked closely with them on design, scope of work and project specifications. CASCAP selected contractors and provided construction management. In the spring of 1985, the home was re-opened. The acquisition cost was \$83,000 and the rehab cost was approximately \$140,000. The North Cambridge Cooperative Bank provided \$160,000 in mortgage financing and \$83,000 was provided by foundation grants. The City of Cambridge provided a \$25,000 zero interest bridge loan. Rental subsidies are provided by the EOCD 707 mod-rehab program by agreement with the Cambridge Housing Authority.

THE ABERDEEN HOUSE (AH) will be an eight (8) person group home when completed in November of 1988. It is located at 98 Aberdeen Avenue near Fresh Pond in Cambridge. CASCAP affiliated with the Cambridge Housing Authority (CHA) to create AH, the first home in Cambridge, for mentally ill adults, created via the Massachusetts 689 program. CASCAP and the CHA conducted a search for potential sites, and in the spring of 1986, an option was purchased, on a two story, single family home, by CASCAP. A few weeks later, after EOCD approval and CHA Board action, the option was transferred to the CHA and the Aberdeen Avenue property was purchased. CHA owns the building and CASCAP will manage it under contract with the CHA. CASCAP and the CHA sought and were granted a permit for this site, from the Cambridge Board of Zoning Appeals, under the State's Chapter 774 Comprehensive Permit process. This process allows local zoning boards to override local zoning by-laws for the construction and operation of low income housing, in cases where such housing, is "reasonable and consistent with local needs".

CASCAP worked closely with the CHA and EOCD on neighborhood review, selection of the architect (Americo Andrade and Associates), design review, and contractor selection. Construction began in January of 1988. The building was sufficiently deteriorated, by EOCD's 689 standards, that it required a gut rehab. The work includes: demolition on all floors back to the wood frame; new walls, ceilings and flooring; completely new wiring, plumbing and heating systems; the removal of the asbestos siding (revealing cedar shingle); and additions to the first floor rear of the house to increase common space, and to the second floor front to create adequate bedroom space. Upon completion, AH will contain eight (8) single occupancy bedrooms, three (3) and one-half bathrooms, a living room, dining room, kitchen, TV room, laundry facility, staff office and rear deck. One bedroom, bathroom and all common space will be handicapped accessible. The costs for acquisition and rehabilitation are \$290,000 and \$550,000, respectively. The project is fully financed by the Massachusetts 689 program. CASCAP residents began to move in to the building in January of 1989. Full occupancy will be achieved in February.

Merriam Street Apartments Project

The Merriam Street Apartments in Somerville was CASCAP's latest development project. The program handout at the June 22, 1989 Open House provides detailed project information and is attached hereto.

Conclusion

All of the homes described above are located in attractive residential neighborhoods with easy access to essential goods, services and transportation. Although the owner of only three of the properties described here, CASCAP played a central role in the development of all five. CASCAP was integrally involved in the siting, neighborhood acceptance, permitting, design, financing, and construction of all five. CASCAP's demonstrated ability and experience in the area of affordable housing development, provide a solid base of experience as CASCAP undertakes new housing development projects.

CAS Cambridge and Somerville Cooperative Apartment Project CAP

678 MASSACHUSETTS AVENUE, 10TH FLOOR
CAMBRIDGE, MASSACHUSETTS 02139

TELEPHONE (617) 492-5559

Douglas Muir
President
Patricia Giulino
Vice President
Thomas Sadtler
Treasurer
Betsey Eltonhead
Secretary
Howard Friedman
Member
Phyllis Jensen
Member
Manon Neilum
Member
Daniel Brosnan
Member
Michael Haran
Executive Director

CASCAP WELCOMES YOU

to the

MERRIAM STREET DEVELOPMENT PROJECT OPEN HOUSE

Somerville, Massachusetts

June 22, 1989

Today we are all here to celebrate our combined and successful effort to acquire and rehabilitate the property at 57 Merriam Street. As the result of the work of a great many people, organizations and well conceived and implemented government programs, we have achieved our goal. We have developed permanent, safe, comfortable and affordable housing for eight individuals. CASCAP thanks each and every one of you and the organizations and branches of government that you represent for your contributions to this endeavor. We look forward to continuing our work together toward common goals. Thank you for coming to share this occasion.



OPEN HOUSE PROGRAM

There will be a brief ceremony at 4:00 P.M. to recognize the many participants in this Development Project. Please feel free to tour the building on your own or with a CASCAP staff "guide". The third floor is occupied, so if bedroom doors are closed, please do not enter. A slide presentation on the second floor shows this Project in earlier stages as well as other properties managed by CASCAP. Please sign the guest book before you leave.

SPEAKERS

DOUGLAS MUIR, President, Board of Directors, CASCAP

EUGENE C. BRUNE, Mayor, City of Somerville

HENRY TOMES, Commissioner, Massachusetts Department of Mental Health

GEORGE J. LEON, Vice-President, Somerset Savings Bank

PETER RICHARDSON, Assistant Secretary, Director of Private Housing and Policy, Massachusetts Executive Office of Communities and Development

ROBERT C. REID, M.D., Area/Center Director, Massachusetts Department of Mental Health, Cambridge-Somerville Area

MICHAEL HARAN, Executive Director, CASCAP

PROJECT PARTICIPANTS

Owner/Developer: CASCAP, Inc., The Cambridge and Somerville Cooperative Apartment Project

Financing:

- * The Somerset Savings Bank
- * The Housing Innovations Fund of the Executive Office of Communities and Development (EOCD) in cooperation with:
 - CEDAC (Massachusetts Community Economic Development and Assistance Corporation) and
 - Somerville Corporation.
- * The City of Somerville's Office of Planning and Community Development (OPCD)

Grants:

- * The Storefront Improvement Program of the City of Somerville
- * The Weatherization Assistance Program of the City of Somerville in cooperation with:
 - the Massachusetts Office of Energy Conservation

Rental Subsidies:

- * Chapter 707 Rental Subsidy Program, EOCD in cooperation with the:
 - Office of Planning and Community Development, Somerville, and the
 - Somerville Housing Authority, and the
 - Massachusetts Department of Mental Health.

Services provided by CASCAP under contract with the Massachusetts Department of Mental Health

Volunteer work: Tech Community Association (MIT)

Architect: Americo Andrade and Associates, Cambridge, Massachusetts

General Contractor: P & D Contractors Inc., Allston, Massachusetts

SCOPE AND COST OF PROJECT

The building consists of a third floor four-bedroom apartment, a second floor four-bedroom apartment and 1750 square feet of first floor office/commercial space.

The residential rehabilitation work has included the following:

- * completely new electrical, plumbing and heating systems;
- * new kitchens and bathrooms;
- * upgraded smoke, fire alarm and emergency lighting systems;
- * new insulated windows throughout;
- * attic and wall insulation;
- * new floor and wall coverings;
- * rebuilt back porches;
- * washer/dryer installation in basement.

The first floor work is still underway and will include:

- * a complete rebuilding of the exterior store front with many original features retained and restored (complete);
- * new electrical service and lighting;
- * new sub-floor and floor covering;
- * two new accessible bathrooms;
- * partition installation which will create a conference room and smaller office area;
- * painted and refinished wall and ceiling surfaces.

The asphalt shingle on the exterior of the building was removed and replaced with cedar clapboard. Asbestos insulation in the basement was removed under separate contract prior to construction.

The total cost for the rehabilitation (excluding acquisition) was \$368,000. This figure includes \$292,000 of direct construction costs and the balance for related development "soft" costs.

PROJECT CHRONOLOGY

July 5, 1975: CASCAP leases apartment at 57 Merriam Street from the Albano Family

1975 to present: continuous residential occupancy by CASCAP

Summer, 1988: The Albano Family advises CASCAP of intent to sell

November 22, 1988: Sale to CASCAP completed

1989:

January: Asbestos removal; general contractor selected

March 6: Rehabilitation is begun

April 18: Third floor apartment completed

April 21: Third floor occupied by CASCAP, second floor vacated

June 14: Second floor apartment completed; exterior store front completed

June 15: Second floor occupied by CASCAP

June 16: Exterior siding completed

June 15: First floor interior work begun

June 22: OPEN HOUSE

July 6: FULL PROJECT COMPLETION

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT

COMBINED FINANCIAL STATEMENTS

JUNE 30, 1989 AND 1988

TABLE OF CONTENTS

	<u>PAGE</u>
Independent Auditors' Report	1
Combined Balance Sheets as of June 30, 1989 and 1988	2
Combined Statements of Revenues, Expenses and Changes in Fund Balance for the years ended June 30, 1989 and 1988	3
Combined Schedule of Operating Expenses for the years ended June 30, 1989 and 1988	4
Statements of Revenues and Expenses- General and Administrative Expenses for the years ended June 30, 1989 and 1988	5
Statements of Revenues and Expenses- Satellite Residential Program Contract: 41-2-09 for the years ended June 30, 1989 and 1988	6
Statements of Revenues and Expenses- Somerville House Project for the years ended June 30, 1989 and 1988	7
Statements of Revenues and Expenses- Y-Room Program Contract: 41-2-08 for the years ended June 30, 1989 and 1988	8

TABLE OF CONTENTS

	<u>PAGE</u>
Statements of Revenues and Expenses- Aberdeen Program Contract: 41-211 for the years ended June 30, 1989 and 1988	9
Statements of Revenues and Expenses- Marriam Street Program for the years ended June 30, 1989 and 1988	10
Statements of Revenues and Expenses- Expansion Program Contract: 41-210 for the years ended June 30, 1989 and 1988	11
Statements of Revenues and Expenses- Elderly Cooperative Housing Options for the years ended June 30, 1989 and 1988	12
Notes to Financial Statements	13-18

STEPHEN A. BAKER & CO., INC.

CERTIFIED PUBLIC ACCOUNTANTS

LYNNFIELD WOODS OFFICE CONDOMINIUM PARK
220 BROADWAY, SUITE 405
LYNNFIELD, MASSACHUSETTS 01940

STEPHEN A. BAKER, M.S.T., C.P.A.
ISAAC A. KOT, M.S.T., C.P.A.

TELEPHONE (617) 593-5330
FAX (617) 593-6209

Independent Auditors' Report

To the Board of Directors of
CASCAP, Inc.
CASCAP, Inc. Somerville House Project
Cambridge, Massachusetts

We have audited the accompanying balance sheets of CASCAP, Inc., and its affiliate CASCAP, Inc. Somerville House Project as of June 30, 1989 and 1988, and the related statements of revenues, expenses and changes in fund balance for the years then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of CASCAP, Inc., and its affiliate CASCAP, Inc. Somerville House Project as of June 30, 1989 and 1988, and the results of its operations for the years then ended, in conformity with generally accepted accounting principles.

Stephen A. Baker & Co., Inc.

October 16, 1989

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
COMBINED BALANCE SHEETS

	JUNE 30,	
	1989	1988
ASSETS		
Current Assets:		
Cash	\$ 26,711	\$ 29,575
Cash-Security Deposits	237	648
Cash-Restricted	5,356	2,077
Accounts Receivable	131,361	167,768
Prepaid Expenses	27,380	18,281
Total Current Assets	<u>\$ 191,045</u>	<u>\$ 218,349</u>
Property and Equipment:		
Land	\$ 142,639	\$ 21,839
Buildings	431,149	196,560
Furniture and Equipment	155,377	130,289
Leasehold Improvements	563,270	206,087
	<u>\$1,292,435</u>	<u>\$ 554,775</u>
Less: Accumulated Depreciation	226,471	167,304
Total Property and Equipment	<u>\$1,065,964</u>	<u>\$ 387,471</u>
Other Assets:		
Deposits	\$ 4,374	\$ 2,044
Mortgage Acquisition Costs	3,313	1,154
Total Other Assets	<u>\$ 7,687</u>	<u>\$ 3,198</u>
Total Assets	<u>\$1,264,696</u>	<u>\$ 609,018</u>
LIABILITIES AND FUND BALANCE		
Current Liabilities:		
Notes Payable-Current Portion	\$ 121,475	\$ 100,227
Accounts Payable and Accrued Expenses	88,627	91,418
Due to P & D Contractors	106,338	0
Deferred Income	4,442	0
Security Deposits	1,090	944
Accrued Payroll	27,216	12,048
Accrued and Withheld Payroll Taxes	23,265	11,502
Total Current Liabilities	<u>\$ 372,453</u>	<u>\$ 216,139</u>
Long Term Debt:		
Notes Payable	\$ 963,683	\$ 410,806
Less: Current Portion Above	121,475	100,227
Total Long Term Debt	<u>\$ 842,208</u>	<u>\$ 310,579</u>
Total Liabilities	<u>\$1,214,661</u>	<u>\$ 526,718</u>
Fund Balance	<u>50,035</u>	<u>82,300</u>
Total Liabilities and Fund Balance	<u>\$1,264,696</u>	<u>\$ 609,018</u>

The accompanying notes are an integral part of the financial statements

CASCAP, INC.
 CASCAP, INC. SOMERVILLE HOUSE PROJECT
 COMBINED STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
 FOR THE YEARS ENDED

	JUNE 30,	
	1989	1988
Revenues:		
Department of Mental Health	\$1,513,767	\$ 967,573
Department of Elderly Affairs	29,464	27,808
Cambridge Housing Authority	48,049	48,648
City of Cambridge	0	14,400
Tenants' Rents	84,038	70,706
HUD	47,283	37,248
Residents Food	26,941	22,098
Grants	7,000	14,000
Interest	1,572	1,556
Office Rent	0	1,577
Total Revenues	<u>\$1,758,114</u>	<u>\$1,205,614</u>
Less: Operating Expenses (See Schedules Attached)	<u>1,790,379</u>	<u>1,163,831</u>
Excess Revenues Over Expenses Before Other Income	\$ 0	\$ 41,783
Other Income: OECHO Merger	<u>0</u>	<u>1,288</u>
Excess Revenues Over Expenses	\$ 0	\$ 43,071
Excess (Expenses) Over Revenues	(32,265)	0
Fund Balance, Beginning	<u>82,300</u>	<u>39,466</u>
	\$ 50,035	\$ 82,537
OECHO Fund Balance (Deficit) at Merger	<u>0</u>	<u>(237)</u>
Fund Balance, Ending	<u>\$ 50,035</u>	<u>\$ 82,300</u>

The accompanying notes are an integral part of the financial statements

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
COMBINED SCHEDULES OF OPERATING EXPENSES
FOR THE YEARS ENDED

	JUNE 30,	
	1989	1988
Operating Expenses:		
Activities	\$ 10,716	\$ 2,703
Bad Debt Expense	0	746
Consultant	9,800	5,511
Depreciation and Amortization	49,642	35,978
Dues and Fees	3,384	1,977
Food	28,126	28,087
Household Repairs and Furnishings	40,601	35,731
Insurance	37,981	23,381
Interest	50,273	32,001
Interest-Security Deposits	0	681
Legal and Audit	36,395	23,114
Miscellaneous Expense	2,703	4,095
Mortgage Payments	23,480	23,480
Office Supplies and Expense	21,057	16,735
Payroll	1,013,830	603,009
Payroll Taxes and Fringe	210,854	111,725
Relief Staff	32,753	16,660
Rent	127,583	136,644
Staff Recruitment	26,378	15,268
Telephone	11,212	9,999
Training	12,477	3,917
Travel	5,372	2,484
Utilities	35,762	29,905
Total Operating Expenses	<u>\$1,790,379</u>	<u>\$1,163,831</u>

The accompanying notes are an integral part of the financial statements

CASCAP, INC. SOMERVILLE HOUSE PROJECT
STATEMENTS OF REVENUES AND EXPENSES
GENERAL AND ADMINISTRATIVE EXPENSES
FOR THE YEARS ENDED

	JUNE 30,	
	1989	1988
Revenues:		
Interest	\$ 1,052	\$ 1,190
Office Rent	0	1,577
Total Revenues	<u>\$ 1,052</u>	<u>\$ 2,767</u>
Operating Expenses:		
Activities	\$ 1,563	\$ 0
Bad Debt Expense	0	746
Consultant	5,462	1,100
Depreciation and Amortization	3,359	2,966
Dues and Fees	3,384	1,831
General and Administrative Expense Allocation	(177,342)	(139,413)
Household Repairs and Furnishings	760	0
Insurance	9,542	12,25
Interest	9,224	5,013
Legal and Audit	36,395	23,114
Miscellaneous Expense	2,703	4,095
Office Supplies and Expense	20,131	11,230
Relief Staff	1,651	1,313
Rent	60,300	55,934
Staff Recruitment	7,276	12,268
Telephone	7,149	6,356
Training	1,367	0
Travel	1,011	243
Utilities	7,117	3,717
Total Operating Expenses	<u>\$ 1,052</u>	<u>\$ 2,767</u>
Excess of (Expenses) Over Revenues	<u>\$ 0</u>	<u>\$ 0</u>

The accompanying notes are an integral part of the financial statements

CASCAP, INC. SOMERVILLE HOUSE PROJECT
STATEMENTS OF REVENUES AND EXPENSES
SATELLITE RESIDENTIAL PROGRAM CONTRACT: 41-2-09
FOR THE YEARS ENDED

	JUNE 30,	
	<u>1989</u>	<u>1988</u>
Revenues:		
Department of Mental Health	\$861,049	\$780,522
Cambridge Housing Authority	28,982	29,052
Tenants' Rents	39,362	40,760
Residents Food	24,491	22,098
Grants	7,000	0
Total Revenues	<u>\$960,884</u>	<u>\$872,432</u>
Operating Expenses:		
Activities	\$ 3,173	\$ 2,355
Depreciation and Amortization	23,488	23,494
Food	24,200	28,087
General and Administrative Expense Allocation	103,648	109,339
Household Repairs and Furnishings	7,468	19,407
Insurance	13,506	4,610
Interest	12,884	21,313
Interest-Security Deposits	0	659
Payroll	569,465	472,928
Payroll Taxes and Fringe	118,436	87,489
Relief Staff	24,602	15,347
Rent	42,295	59,132
Telephone	3,195	3,178
Training	3,463	1,616
Travel	2,281	1,820
Utilities	14,061	13,927
Total Operating Expenses.	<u>\$966,165</u>	<u>\$864,701</u>
Excess Revenues Over Expenses	\$ 0	\$ 7,731
Excess (Expenses) Over Revenues	<u>(\$ 5,281)</u>	

The accompanying notes are an integral part of the financial statements

CASCAP, INC. SOMERVILLE HOUSE PROJECT
STATEMENTS OF REVENUES AND EXPENSES
SOMERVILLE HOUSE PROJECT
FOR THE YEARS ENDED

	JUNE 30,	
	<u>1989</u>	<u>1988</u>
Revenues:		
Tenants' Rent	\$ 11,729	\$ 9,283
HUD	47,283	37,248
Interest	313	78
Total Revenues	<u>\$ 59,325</u>	<u>\$ 46,609</u>
Operating Expenses:		
Consultant	\$ 0	\$ 475
Depreciation and Amortization	4,979	3,223
Household Repairs and Furnishings	6,347	5,533
Insurance	5,077	3,607
Interest-Security Deposits	0	22
Mortgage Payments	23,480	23,480
Office Supplies and Expense	8	65
Utilities	6,294	6,688
Total Operating Expenses	<u>\$ 46,185</u>	<u>\$ 43,093</u>
Excess Revenues Over Expenses	<u>\$ 13,140</u>	<u>\$ 3,516</u>

The accompanying notes are an integral part of the financial statements

CASCAP, INC. SOMERVILLE HOUSE PROJECT
STATEMENTS OF REVENUES AND EXPENSES
Y-ROOM PROGRAM CONTRACT: 41-2-08
FOR THE YEARS ENDED

	JUNE 30,	
	1989	1988
Revenues:		
Department of Mental Health	\$196,223	\$164,453
City of Cambridge	0	14,400
Tenants' Rents	13,486	7,956
Total Revenues	<u>\$209,709</u>	<u>\$186,809</u>
Operating Expenses:		
Activities	\$ 700	\$ 348
Depreciation and Amortization	2,305	2,305
General and Administrative Expense Allocation	23,815	20,973
Household Repairs and Furnishings	1,200	424
Insurance	1,079	0
Interest	1,201	0
Payroll	139,992	100,442
Payroll Taxes and Fringe	29,119	18,613
Relief Staff	1,000	0
Rent	12,801	9,350
Training	80	1,351
Travel	961	221
Total Operating Expenses	<u>\$214,253</u>	<u>\$154,027</u>
Excess Revenues Over Expenses	\$ 0	\$ 32,782
Excess (Expenses) Over Revenues	<u>(\$ 4,544)</u>	

The accompanying notes are an integral part of the financial statements

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
STATEMENTS OF REVENUES AND EXPENSES
ABERDEEN PROGRAM CONTRACT: 41-211
FOR THE YEARS ENDED

	<u>JUNE 30,</u>	
	<u>1989</u>	<u>1988</u>
Revenues:		
Department of Mental Health	\$218,646	\$ 0
Tenants' Rents	2,251	0
Residents Food	2,450	0
Total Revenues	<u>\$223,347</u>	<u>\$ 0</u>
Operating Expenses:		
Activities	\$ 4,150	\$ 0
Consultant	2,000	0
Food	3,876	0
General and Administrative Expense Allocation	12,239	0
Household Repairs and Furnishings	6,499	0
Insurance	4,661	0
Interest	850	0
Office Supplies and Expense	364	0
Payroll	134,126	0
Payroll Taxes and Fringe	27,896	0
Relief Staff	2,500	0
Rent	8,007	0
Staff Recruitment	11,102	0
Telephone	531	0
Training	4,500	0
Travel	354	0
Utilities	2,000	0
Total Operating Expenses	<u>\$225,655</u>	<u>\$ 0</u>
Excess (Expenses) Over Revenues	<u>(\$ 2,308)</u>	<u>\$ 0</u>

The accompanying notes are an integral part of the financial statements

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
STATEMENTS OF REVENUES AND EXPENSES
MERRIAM STREET PROGRAM
FOR THE YEARS ENDED

	JUNE 30,	
	<u>1989</u>	<u>1988</u>
Revenues:		
Tenants' Rents	\$ 2,480	\$ 0
Total Revenues	<u>\$ 2,480</u>	<u>\$ 0</u>
Operating Expenses:		
Activities	\$ 64	\$ 0
Depreciation and Amortization	4,244	0
Food	50	0
Household Repairs and Furnishings	1,312	0
Interest	7,197	0
Telephone	22	0
Utilities	2,229	0
Total Operating Expenses	<u>\$ 15,118</u>	<u>\$ 0</u>
Excess (Expenses) Over Revenues	(\$ 12,638)	<u>\$ 0</u>

The accompanying notes are an integral part of the financial statements

CASCAP, INC.
 CASCAP, INC. SOMERVILLE HOUSE PROJECT
 STATEMENTS OF REVENUES AND EXPENSES
 EXPANSION PROGRAM CONTRACT: 41-210
 FOR THE YEARS ENDED

	JUNE 30,	
	1989	1988
Revenues:		
Department of Mental Health	\$237,849	\$ 22,598
Tenants' Rents	4,191	0
Total Revenues	<u>\$242,040</u>	<u>\$ 22,598</u>
Operating Expenses:		
Activities	\$ 500	\$ 0
Consultant	1,383	3,936
General and Administrative Expense Allocation	34,064	0
Household Repairs and Furnishings	6,600	853
Insurance	1,964	1,152
Interest	3,051	0
Office Supplies and Expense	0	2,757
Payroll	147,747	8,832
Payroll Taxes and Fringe	30,721	1,768
Relief Staff	3,000	0
Rent	4,180	0
Staff Recruitment	8,000	3,000
Telephone	0	300
Training	2,000	0
Travel	400	0
Total Operating Expenses	<u>\$243,610</u>	<u>\$ 22,598</u>
Excess (Expenses) Over Revenues	<u>(\$ 1,570)</u>	<u>\$ 0</u>

The accompanying notes are an integral part of the financial statements

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
STATEMENTS OF REVENUES AND EXPENSES
ELDERLY COOPERATIVE HOUSING OPTIONS
FOR THE YEARS ENDED

	JUNE 30,	
	1989	1988
Revenues:		
Department of Elderly Affairs	\$ 29,464	\$ 27,808
Cambridge Housing Authority	19,067	19,596
Tenants' Rents	10,539	12,707
Grants	0	14,000
Interest	207	288
Total Revenues	<u>\$ 59,277</u>	<u>\$ 74,399</u>
Operating Expenses:		
Activities	\$ 566	\$ 0
Consultant	955	0
Depreciation and Amortization	11,268	3,990
Dues and Fees	0	146
General and Administrative Expense Allocation	3,576	9,103
Household Repairs and Furnishings	10,415	9,514
Insurance	2,152	1,758
Interest	15,866	5,675
Office Supplies and Expense	554	2,683
Payroll	22,500	20,807
Payroll Taxes and Fringe	4,682	3,855
Rent	0	12,228
Telephone	315	163
Training	1,067	950
Travel	364	201
Utilities	4,061	5,572
Total Operating Expenses	<u>\$ 78,341</u>	<u>\$ 76,645</u>
Excess (Expenses) Over Revenues Before Other Income	(\$ 19,064)	(\$ 2,246)
Other Income: OECHO Merger	<u>0</u>	<u>1,288</u>
Excess (Expenses) Over Revenues	<u>(\$ 19,064)</u>	<u>(\$ 958)</u>

The accompanying notes are an integral part of the financial statements

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 1989

1) Summary of Significant Accounting Policies:

Basis for Combination

The combination financial statements include accounts of CASCAP, Inc., and its affiliate, CASCAP, Inc. Somerville House Project. The combination process eliminates all significant intercompany balances.

Property and Equipment

Property and equipment are stated at cost. Maintenance, repairs and other expenses which do not enhance the value or increase the basic useful life of the assets are charged to current operations. Depreciation is provided for by the straight line method over the estimated useful lives of the assets.

Bad Debts

Bad debts are accounted for by the direct write-off method. This is a departure from generally accepted accounting principles; however, the difference is immaterial.

Interest

Net interest expense of \$15,000 was capitalized during the fiscal year ended June 30, 1989, as part of the rehabilitation costs of the Merriam Street property.

Reclassification

For comparability, certain amounts in the June 30, 1988, financial statements have been reclassified, where appropriate, to conform with the financial presentation used in the June 30, 1989, financial statements. The June 30, 1988, Expansion Programs of the Y-Room Program and the Satellite Residential Program have been combined with its primary program.

CASCAP, Inc., has decided to conform with the regulations of the Bureau of Educational, Social and Mental Health Services of the Massachusetts Rate Setting Commission. Two significant changes as a result of this compliance are the treatment of assets purchased through a capital budget contract with the Commonwealth of Massachusetts and the treatment of donated services of the Commonwealth of Massachusetts' staff.

The June 30, 1988, financial statements have been restated to comply with the Rate Setting Provisions. The fund balance at July 1, 1987, had to be reduced by \$21,564 to remove all assets funded by the Commonwealth of Massachusetts.

CASCAP, INC. SOMERVILLE HOUSE PROJECT
NOTES TO FINANCIAL STATEMENTS CONTINUED
JUNE 30, 1989

2) Operations:

CASCAP, Inc., provides residential training and supportive services to adults with history of chronic mental illness in the Cambridge and Somerville areas. CASCAP, Inc. Somerville House Project is an exclusive agent for the management of the Center House in Somerville.

Another program, Elderly Cooperative Housing Options, ECHO, provides residential and supportive services to elderly adults in the Cambridge area.

3) Income Taxes:

The Organization is tax exempt under Section 501(c)(3) of the Internal Revenue Code and, therefore, is not subject to tax on income.

- 4) According to appropriate HUD Regulations, at June 30, 1989, \$5,356 of cash is restricted for replacement reserves. This amount is held in a separate cash account.

5) Lease Commitment:

The Organization is party to a lease for its office space extending through February 28, 1995, as well as various leases for each operating program. The program leases have a one year term. The following is the minimum rent commitment on the office lease at June 30, 1989:

Office Lease	
<u>June 30,</u>	<u>Amount</u>
1990	\$62,533
1991	67,000
1992	69,234
1993	73,700
1994	75,933
1995	53,600

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
NOTES TO FINANCIAL STATEMENTS CONTINUED
JUNE 30, 1989

6) In Kind Contributions From the Commonwealth of Massachusetts:

The value of donated services and the related cost of fringe items provided by the Commonwealth of Massachusetts' staff was \$73,287 for June 30, 1988 and \$17,685 for June 30, 1989.

The following is a summary of the book value of furniture and equipment owned by the Commonwealth of Massachusetts that was made available for CASCAP, Inc.'s use:

Items Purchased Prior to July 1, 1987	\$ 21,564
Items Purchased During Fiscal Year	
Ended June 30, 1988	71,165
Items Purchased During Fiscal Year	
Ended June 30, 1989	23,804
	<u>\$116,533</u>

If the items were owned by CASCAP, Inc.,
Depreciation Expenses would be as follows:

For June 30, 1988	\$ 7,768
For June 30, 1989	26,489
	<u>\$ 34,257</u>
Total Book Value of Furniture and Equipment	
Available for CASCAP, Inc.'s Use	<u>\$ 82,276</u>

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
NOTES TO FINANCIAL STATEMENTS CONTINUED
JUNE 30, 1989

7) Notes Payable:

	June 30, 1989			June 30, 1988
	<u>Current</u>	<u>Long Term</u>	<u>Total</u>	<u>Total</u>
Note Payable-bank, secured by a first mortgage on Lee Street property with interest at a rate of 12% with monthly payments including interest in the amount of \$1,316.54 maturing October, 2010	\$ 1,440	\$119,778	\$121,218	\$122,505
Note Payable-bank, secured by all assets with interest at a rate of 12% with monthly payments including interest in the amount of \$1,334.67 matured February, 1989	0	0	0	36,396
Note Payable-bank, secured by equipment with interest at a rate of 12% with monthly payments including interest of \$212.58 matured August, 1988.	0	0	0	410
Note Payable-bank, demand, unsecured, revolving line of credit with interest of prime plus 1.5%.	100,000	0	100,000	82,000
Note Payable-bank, secured by first mortgage on Woodbridge Street with interest at a rate of 10.25% with monthly payments including interest in the amount of \$1,528.54 maturing June, 2011	1,920	158,082	160,002	161,841
Note Payable-other, secured by equipment with interest at a rate of 8.676% with monthly payments including interest in the amount of \$241.96 maturing February, 1991	<u>2,400</u>	<u>2,855</u>	<u>5,255</u>	<u>7,654</u>
Subtotal Notes Payable	<u>\$105,760</u>	<u>\$280,715</u>	<u>\$386,475</u>	<u>\$410,806</u>

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
NOTES TO FINANCIAL STATEMENTS CONTINUED
JUNE 30, 1989

7) Notes Payable Continued:

	June 30, 1989			June 30, 19
	<u>Current</u>	<u>Long Term</u>	<u>Total</u>	<u>Total</u>
Subtotal Notes Payable	\$105,760	\$280,715	\$386,475	\$410,806
Note Payable-bank, secured by all assets with interest at a rate of 13% with monthly payments including interest in the amount of \$1,347.94 maturing February, 1991	\$ 12,780	\$ 12,428	\$ 25,208	\$ 0
Note Payable-bank, secured by first mortgage on 57 Merriam Street, Somerville, MA., with interest at a rate of 10%. Upon completion of rehabilitation, a principal reduction of \$105,000 in the form of a second mortgage will be made. Principal and interest payments in the amount of \$3,922.74 will then be applied to the loan balance of \$447,000. Separation of note is as follows:				
Initial Acquisition	1,949	338,051	340,000	0
Construction Fund	<u>986</u>	<u>211,014</u>	<u>212,000</u>	<u>0</u>
Total Notes Payable	<u>\$121,475</u>	<u>\$842,208</u>	<u>\$963,683</u>	<u>\$410,806</u>

CASCAP, INC.
CASCAP, INC. SOMERVILLE HOUSE PROJECT
NOTES TO FINANCIAL STATEMENTS CONTINUED
JUNE 30, 1989

8) Subsequent Events:

Subsequent to the balance sheet date, CASCAP, Inc., received an additional note of \$68,000 From Somerset Bank on the Merriam Street property. This brought the total amount financed by Somerset Bank on the Merriam Street property to \$620,000. CASCAP, Inc., applied to the Housing Innovation Fund for \$120,000. The proceeds will be used to reduce the Somerset loans to \$500,000.

CASCAP, Inc., also received \$40,000 from the City of Somerville in the form of a non-interest bearing promissory note that will become due in 1996.

After June 30, 1989, CASCAP, Inc., received two grants from the City of Somerville in the amount of \$17,875 and \$8,347 to fund improvements at the Merriam Street property.

Exhibit 6, Item 2.A

Obligations and Responsibilities of Sponsorship

As the attached Corporate Resolution (Exhibit 6, Item 4.F.6) indicates, CASCAP, Inc. has a thorough understanding of the obligations and responsibilities inherent to any housing development and housing services project. CASCAP realizes, from its own experience, that these responsibilities and obligations are continuous. They begin with the conception of the project and continue through site selection, community acceptance, design, permitting, loan closings and acquisition, construction, rent-up, occupancy and management. In housing development and management, unforeseen events will occur, on any day, at any hour, that require an immediate response. The sponsor must have the commitment, and the necessary financial and personnel resources, in order to address such events immediately. In short, the success of the project rests with the sponsor.

CASCAP has participated in or overseen the development of four group homes: Cambridge House, Somerville House, Woodbridge House and Aberdeen Avenue. CASCAP's role in these developments is described in Exhibit 6, Item 2.B and in Exhibit 9.

CASCAP's administrative staff, Property Manager, on-site staff and contracted service providers work together to manage CASCAP owned or managed property. In CASCAP's group homes, management services are comprehensive and include management of the residents, finances and building and grounds.

Resident management includes the development of individual service plans (ISP) for each resident and coordination and support for all activities of daily living. All residents participate in activities outside the home on weekdays. Resident management and support is the responsibility of the on-site staff which include the Group Home Director and the Milieu Therapists. A fuller description of resident management and support can be found in Exhibits 9 and 13.

Financial management includes budgeting, rent collection, bill paying, and record keeping and reporting. These tasks are the responsibility of CASCAP's administrative staff including the Assistant Director and the Bookkeeper. An accounting firm is contracted to assist with record keeping and the production of financial reports and annual audits. The Group Home Director assists with budget creation and monitoring. CASCAP maintains two separate lines of credit at the Shawmut County Bank in order to assure the availability of funds for property emergencies.

Building and grounds management includes routine cleaning and maintenance and minor repairs and systems upgrading and replacement. Routine cleaning and maintenance is performed by the residents, with support from the staff and oversight from the Group Home Director. Minor repairs, and systems upgrading is accomplished by the Property Manager or contracted to a service provider, as appropriate. Major capital improvements are coordinated by the Property Manager with planning and oversight provided by the Director and Assistant Director.

The Property Manager and key administrative staff are on call 24 hours/day to respond to property emergencies when necessary.

Cambridge and Somerville Cooperative Apartment Project (CASCAP, Inc.) currently owns or operates 123 beds in Cambridge and Somerville. Group homes, scattered-site apartments, congregate lodging houses and single room occupancy units combine to offer clients a wide range of housing opportunities and services tailored to meet individual needs. Of these 123 beds, 104 house adults with chronic mental illness and 19 are congregate lodging for elder adults.

TABLE OF CASCAP BEDS BY PROGRAM

<u>Location</u>	<u>Type</u>	<u># of Units/Beds</u>	<u>Opening Date</u>
* 47-49 Lee Street, Camb	Community Res	10 Bedroom House 10 beds	September, 1980
167 Highland Ave, Som	Community Res	9 Bedroom House 9 beds	September, 1980
98-100 Aberdeen Ave, Camb	Community Res	8 Bedroom House 8 beds	November, 1988
* 77 Magazine Street	Community Res	10 Bedroom House 10 beds	Under Development
1800 Mass Ave, Camb	Staffed Apt	9 Studio Units 9 beds	Winter, 1987
56-57 Jackson Circle, Camb	Staffed Apt	2 3-Bedroom Apts 6 beds	Winter, 1987
231 Norfolk St, Camb	Staffed Apt	1 3-Bedroom Apt 3 beds	April, 1988
4-6 Douglass Street, Camb	Staffed Apt	3 3-Bedroom Apts 9 beds	Summer, 1988
26-28 Eighth Street, Camb	Unstaffed Apt	2 3-Bedroom Apts 6 beds	February, 1988
10 Magazine Street, Camb	Unstaffed Apt	1 2-Bedroom Apt 2 beds	May, 1987
147 Central Street, Som	Unstaffed Apt	1 4-Bedroom Apt 4 beds	1973
* 57 Merriam Street, Som	Unstaffed Apt	2 4-Bedroom Apt 8 beds	1973
18 Morton Street Som	Unstaffed Apt	1 3-Bedroom Apt 3 beds	Original site, 1973 on Upland Road, moved to this site Spring of 1988.
Site still being selected	Unstaffed Apt	2 3-Bedroom Apts 6 beds	Summer, 1988
Cambridge YMCA	SRO Units	10 Subsidized 2 Unsubsidized 12 beds	Summer, 1985
Cambridge YWCA	SRO Units	10 Subsidized 3 Unsubsidized 13 beds	Summer, 1985
Putnam School, Camb	Elderly Cong	3 3-Bedroom Apts 9 beds	1982
808 Memorial Drive, Camb	Elderly Cong	1 4-Bedroom Apt 4 beds	1976
* 11 Woodbridge Street, Camb	Elderly Cong	6 Bedroom House 6 beds	1985

TOTAL SITES - 19

TOTAL BEDS - 133

*Owned by CASCAP, Inc.

CAP

BOARD OF DIRECTORS

Douglas Muir
President

Patricia Giulino
Vice President

Thomas Sadtler
Treasurer

Betsy Eltonhead
Secretary

Howard Friedman
Member

Phyllis Jensen
Member

Marion Nellum
Member

Daniel Brosnan
Member

Nannette Glenn
Member

Michael Haran
Executive Director

Douglas Muir
Hemenway and Barnes
60 State Street, 8th Fl
Boston, MA 02109
227-7940
FAX # 227-0781

Fin President of Board
Attorney

Patricia Giulino
90 Kensington Park
Arlington, MA 02174
726-6772 - M, Th, F
536-4956 - T, W

Prog Vice-President of Bd
Private Therapist

Thomas Sadtler
Digital Equip Corp
110 Spitbrook Road
ZK03-3/Y25
Nashua, NH 03062-2698
603/881-2924
FAX # 603/881-0120

Fin Treasurer
Market Analyst

Betsy Eltonhead
Tufts Associated Health Plan
400-2 Totten Pond Road
Waltham, MA 02251-9112
466-9425

Prog Secretary
Mental Health Prog Mgr

Howard Friedman
Law Offices
80 Boylston Street, Suite 910
Boston, MA 02116
482-5200

Pers'l Member
Attorney

Phyllis Jensen
The Boston Herald
One Herald Square
Boston, MA 02106
426-3000 x694/691

Prog Member
News Photographer

Marion Nellum
Somerville-Cambridge
Elder Services, Inc.
1 Davis Square
Somerville, MA 02144
628-2601

Prog Member
Pers'l Case Manager Supervisor

Daniel Brosnan
19 Willoughby Street
Somerville, MA 02143
623-7398

Fin Member
Retired Accountant

Nanette Glenn
Cambridge Hospital
1493 Cambridge Street
Cambridge, MA 02139
498-1270

Prog Member
Social Worker



CASCAP, Inc.

Board of Directors

- Douglas Muir, President
- Patricia Giulino, Vice President
- Thomas Sadler, Treasurer
- Betsy Ellomhead, Secretary
- Howard Friedman, Member
- Phyllis Janzen, Member
- Marion Nellum, Member
- Daniel Brozman, Member
- Nanette Clancy, Member

Michael Huan
Executive Director

Victoria Colquhoun
Associate Executive Director

Administrative
Assistant

Bookkeeper

Housing Developer
Brad Day

Director of Health
Care Services

Director of
Programming
Carol Mowat

Staff Developer

Property Manager
Lisa McCarty

Assistant Director
of Programming

Cambidge House
Director

Aberdeen House
Director

Summersville House
Director

Meridian St.
Apartment
Director

Apartment Program
Director

Y. Program
Director

Douglas St.
Apartment
Director

ECHO
Coordinator

Asst. Director

Asst. Director

Asst. Director

Asst. Director

Asst. Director

Asst. Director

Asst. Director

Milieu Therapist (7)

Milieu Therapist (7)

Milieu Therapist (7)

Milieu Therapist (7)

Milieu Therapist (5)

Milieu Therapist (4)

Milieu Therapist (6)

The Vinfen Corporation



Vinfen Corporation is a not-for-profit, tax-exempt (501)(C)(3) organization providing comprehensive community-based services to individuals with disabilities.

Our clients are among the most seriously disabled — men and women whose ability to function day to day is severely impaired. Their clinical and rehabilitation needs are broad and many: physical, social, and psychological in nature. For some, the goal is as difficult and simple as developing the skills needed to dress oneself or prepare a meal. For others, the goals are more advanced, such as developing the self-esteem and social skills needed to obtain meaningful employment. Our priority with each person we serve is to empower that person with the learning opportunities, technical assistance, and encouragement he or she needs to participate, to the best of his or her own potential, in the mainstream of life.

In all our programs, family members are encouraged to participate actively in the rehabilitation process. Our staff is

committed to providing families with the practical and emotional support they need in this role. In addition, by participating with advocacy groups, Vinfen gains valuable feedback, insight, and suggestions that continually enhance our ability to carry out our mission of high-quality, compassionate, and innovative care.

Since our founding in 1977, we have grown steadily. We are one of the largest organizations of our kind in Massachusetts, serving thousands of individuals every year. We serve with compassion and respect for their personal dignity while maintaining the highest professional and ethical standards.

By employing the state-of-the-art in our approach to clinical care and rehabilitation, we remain at the forefront of our field. And within this leadership position, we have adopted as our additional responsibility the training of the providers of tomorrow.

On the pages that follow we will introduce you to the wide range of services we provide — and the difference they are making in people's lives.

.....

VINFEN CORPORATION PROVIDES
COMPREHENSIVE COMMUNITY-BASED
HUMAN SERVICES TO INDIVIDUALS
WITH DISABILITIES. WE SERVE
OUR CLIENTS WITH COMPASSION
AND RESPECT FOR THEIR PERSONAL
DIGNITY WHILE MAINTAINING THE
HIGHEST PROFESSIONAL AND
ETHICAL STANDARDS.



DIVISION OF PROFESSIONAL SERVICES

The Division of Professional Services furthers Vinfen's mission of meeting the needs of the mentally disabled through two major areas of activity: by providing psychiatric diagnostic and treatment services to clients of other organizations and institutions in the mental health and rehabilitation fields; and by creating opportunities for continuing education for mental health and mental retardation professionals statewide.

Psychiatric Services

Vinfen provides an extensive network of psychiatrists to help meet the clinical staffing needs of mental health and mental retardation facilities and programs throughout the state. Recruited through medical schools, hospitals, and organizations such as the American Psychiatric Association, these highly qualified psychiatrists serve on a consulting

basis and as full- or part-time staff, providing thousands of hours of service in a wide range of settings that includes public and private hospitals, mental health centers, and community-based programs and clinics. Assignments include providing case consultation to the staff of these hospitals, mental health centers, and programs regarding specific client needs and issues, working directly with clients in psychotherapy, staffing medication clinics, and providing evening, weekend, and holiday psychiatric coverage. Placements range from several days to several years.

Continuing Education

Through its array of educational programs, Vinfen Corporation makes a significant contribution to the future of mental health and mental retardation services. We are committed to taking an active role not only in enhancing the growth and development of professionals at work today, but also in training the next generation of professionals and paraprofessionals through programs that prepare individuals for jobs in the human services field.

.....

PSYCHIATRIC INTERVENTION IS
PROVIDED FOR THOUSANDS OF
INDIVIDUALS THROUGHOUT
THE STATE THROUGH
VINFEN'S DIVISION OF
PROFESSIONAL SERVICES.



For example, our widely attended Professional Development Masters Series explores current administrative and clinical issues in the fields of mental health and mental retardation. We also conduct an annual conference that provides a dynamic forum in which providers, families, and clients come together to exchange information and ideas on a broad range of practical topics.

Our commitment to education extends as well to our own staff. Our Clinical In-Service Program offers Vinfen staff the opportunity to expand skills and expertise with state-of-the-art information on a broad range of clinical topics. And, our Management Training Program provides staff with practical information and expert advice on such topics as personnel management, budgeting, and contracting systems.

Of note as well is our Counselor Training Program for individuals enrolled in Aid to Families with Dependent Children (AFDC). The program provides training for entry level positions in the human services field. Our graduates have gone on to competitive jobs, many of them at Vinfen. They are among our most loyal employees.

DIVISION OF MENTAL HEALTH SERVICES

Our clients are disabled by mental illnesses that range from schizophrenic disorders to major depression. Some function well and are reasonably able to live independent lives. Others are profoundly impaired in their ability to function day to day. Some of our clients were formerly homeless, facing the daily stress of being without a steady source of food and shelter. Still others are challenged by active problems with substance abuse.

Vinfen offers these disabled individuals a broad range of day, residential, and clinical programs through which they can rebuild their skills. Our goal is to help our clients be as functional as they can be, in the places they want to be, and to gradually decrease professional intervention as they succeed. All of our programs provide individualized services and strive for the highest level of client involvement.

Alona
Jody Lynn
Haniet
Devon
Willie
Kevin
Sean
Karim
Social Worker



Supportive Residences for Successful Community Living

People with very severe mental illness, many of whom have extensive histories of psychiatric hospitalization, need a protected and supportive setting to begin to re-establish their lives in the community. Vinfen offers a variety of residential programs to accommodate the needs of clients re-entering the community.

Our residences vary widely in the degree of support and assistance they offer, ranging from intensely staffed residences to independent living situations. Clients enter the program that best meets their needs. As their functioning improves, clients move into increasingly less structured and less supervised living environments, building toward independent living in the community.

Meeting the Needs of Special Populations

Vinfen has created a range of specialized programs to meet the needs of historically underserved populations.

For example, our emergency shelter and residential programs for the homeless are

an important part of the solution to the problem of homelessness among individuals disabled by mental illness. In addition to providing vital food and shelter, these residential programs are augmented by the clinical and rehabilitation services necessary for homeless clients to re-establish their lives in the community.

Vinfen also offers a pioneering program to meet the complex needs of individuals with mental illness who are deaf. Designed to address both disabilities, this program includes a supervised residence and day program. The program staff are skilled in interpreting the special nuances that often appear in the sign language of individuals disabled by mental illness.

Crisis Intervention Services

One of the greatest challenges of mental illness is its unpredictability. A person's degree of disability can vary greatly from time to time. At Vinfen, crisis intervention services offer an alternative to hospitalization for clients experiencing acute psychiatric distress. Our focus in these clinical programs is to provide immediate intervention, including treatment or referral as appropriate.

.....

VINFEN'S DIVISION OF MENTAL
HEALTH SERVICES PROVIDES
REHABILITATION SERVICES TO
INDIVIDUALS TAKING STEPS TO
MORE INDEPENDENT LIVING.



School-Based Programs

Through our after-school program in public schools, Vinfen professionals provide in-service training to teachers and administrators, individual and group therapy to children with mental illness, and consultation to their families. The goal is to ensure that community-based support is readily available to help children thrive and grow in the mainstream of life.

DIVISION OF MENTAL RETARDATION SERVICES

Our job and our mission is to help our clients discover and tap their inherent potential so they can move forward with their lives.

Our programs are educational, vocational, residential, and recreational in nature. Together, they create the structure of a complete daily routine such as each of us follows in our own lives: getting up in the morning, preparing ourselves for school or work, engaging in a full day of productive activity, and coming home again to relax and do the things we enjoy.

Skill-Building Day Programs

Our day programs provide clients a variety of stimulating environments in which to learn vocational and other skills necessary for independent living. Each program is carefully tailored to its participants' goals to ensure the best possible opportunity for success.

For example, our vocational programs include a workshop where clients gain hands-on work experience and earn a wage by performing collating, packaging, and other jobs subcontracted from Boston-area businesses. For more advanced clients, Vinfen coordinates a range of opportunities for supported employment in local industry. Program staff provide training and supervision at the work site until clients can manage their jobs successfully on their own.

Creativity also can provide the means to build the skills of independence. For example, our handicrafts program is designed to help clients with artistic talent to further develop their abilities, while earning an income through the sale of their art work.

.....

Edna
Cassandra
Vilma
Thomas
Albo
James
Tracy
Huang



For adults with severe mental retardation, the discovery of creativity can be a critical turning point. Vinfen staff use music, art, and other creative activities to successfully challenge these often non-verbal and untestable clients to take their first step toward independence.

Assisted Residential Living in the Community

Our residential programs for adults with mental retardation range from independent living situations where clients receive occasional assistance through periodic staff visits, to staffed residences where supervision is provided whenever the residents are at home.

Residents participate fully in home life, including marketing, meal preparation and clean-up, laundry, bedmaking, and other household routines, as well as group and individual leisure activities. Residents gradually assume increased levels of responsibility to the point where they actively participate in managing the household, establishing program rules, planning meals and group activities, and more.

Educational Services

Through our Chapter 766-approved private day school, Vinfen provides short- and long-term remedial assistance to special needs students who are having trouble succeeding in mainstream schools. This 11-month school provides these children and young adults the support they need to overcome their difficulties and return with renewed strength to their schools.

Family Support Services

Vinfen also provides a variety of programs designed to support family members in their roles as primary care providers. We offer two respite care centers to provide traditional respite and to support clients in crisis, whether they are living at home or in a community residence. Should a client show signs of an emotional or behavioral setback, our centers are available to address the problem before it threatens the stability of the client's living arrangement. This timely intervention is key to enabling the client to return as soon as possible to his or her rightful place in the community.

.....

**CREATIVE WAYS OF TEACHING
VOCATIONAL SKILLS ARE A
PRELUDE TO THE ARRAY OF
SERVICES WITHIN VINFEN'S
DIVISION OF MENTAL
RETARDATION SERVICES.**



DIVISION OF BEHAVIORAL SERVICES

Our clients are adults with highly aggressive and self-abusive behaviors who have a diagnosis of mental retardation and/or mental illness. Many of these individuals have lived in institutions most of their lives. Due to the serious nature of their behavior problems, these clients cannot be appropriately served in traditional mental health or mental retardation programs.

For these individuals, rehabilitation is a slow, demanding process through which they discover more adaptive ways to express their needs.

Our staff go through a rigorous training program in applied behavioral analysis where they learn to maintain and chart data, utilize a variety of reinforcement procedures, and consistently and positively work with a challenging population.

Innovative Day Programs

Vinfen's day programs are designed to help clients to develop appropriate social behavior, to increase their self-sufficiency, and to encourage independent living.

Clients with severe behavioral disorders enter a highly supervised treatment program that includes intensive behavior management and skill training. Consistency is paramount to the process. A client's treatment program identifies the specific behavior problems to be addressed and stipulates the exact manner in which staff are to respond. This identical feedback is critical to increasing the client's choice of appropriate behaviors. This systematized approach also enhances our ability to scientifically document and analyze our intervention strategies — improving our own effectiveness and contributing to the professional literature that will advance this emerging field of specialization.

.....

Stanley
Scott
Richard
John
Fred
Mary
Jean
Beverly
Lorraine
Gail
Andrew
William



Employment is an important goal for our clients, and Vinfen is committed to providing clients job training and placement at all levels of the vocational continuum. Basic skill training is provided through supervised workshops in which clients perform collating and packaging jobs we subcontract from local firms. For a limited number of clients, we also arrange community-based job training, with Vinfen staff providing close supervision and support for clients at their place of work.

Supervised Residential Living

Vinfen's staffed residences for adults with behavioral disorders serve as a supportive training ground for increased socialization and independence.

Our residential programs combine intensive behavior management with training in the functional skills of independent living, such as personal care, meal preparation, household chores, budgeting, and the like. The daily schedule at each residence is highly structured, and includes one-to-one instruction as well as group learning opportunities tailored to the residents' needs.

For our clients, most of whom have had difficulty coping in traditional residential placements, Vinfen's specialized programs are the critical link to acquiring the basic functional skills and self-control they need to enhance the quality of their lives.

.....

THROUGH TRAINING PROVIDED
BY VINFEN'S DIVISION OF
BEHAVIORAL SERVICES,
INDIVIDUALS WITH SEVERE
BEHAVIORAL DISABILITIES AND
MENTAL RETARDATION ARE
LEARNING THE SKILLS TO
ENABLE THEM TO LEAD MORE
PRODUCTIVE LIVES.

FORM 2

HOUSING DEVELOPMENT BUDGET

HOUSING

ACQUISITION COST	\$2,227,000
CONSTRUCTION COST	
New (\$ GSF)	\$0
Rehab (\$ GSF)	\$712,100
Site Preparation & Demolition	\$0
Parking (100 spaces)	\$0
Site Improvements	\$0
TOTAL	\$712,100
RELATED COSTS	
Architect/Engineering % of Construct. Cost	\$11,200
Building Permits	\$8,260
Insurance during construc.	\$20,648
Property Tax during construc.	\$61,200
Construction Loan Interest (12 mos. @ 7% on loan)	\$28,250
Legal Fees	\$50,000
Marketing/Brokerage	\$0
Developer Fees	\$50,000
Other Professional Fees	\$0
Title Insurance	\$8,260
Mortgage Recording Fees	\$7,200
Other related costs	\$29,147
TOTAL	\$294,471
CONTINGENCY (10% of H.C.)	\$82,500
TOTAL DEVELOPMENT COST	\$3,457,470

	# of Units	Low-Income	Market Rate	Size of Units	Attainable		Total Monthly Rents	Total Annual Rents
					Low-Income *	Monthly Rents per Unit Market Rate		
OBR	23							
1BR	27			sq.ft.	\$ 280	\$	\$ 6,440	\$ 77,280
2BR	1			sq.ft.	\$ 380	\$	\$ 10,260	\$ 123,120
3BR				sq.ft.	\$ 740	\$	\$	\$ 8,880
4BR				sq.ft.	\$	\$	\$	\$
				sq.ft.	\$	\$	\$	\$
								\$ 209,280

Annual Rental Income

Other Annual Income (please specify):

1. PARKING \$ 7,920
2. \$
3. \$

Other Annual Income

\$

Gross Annual Income

\$ 217,200

Less: Vacancy Allowance: Mkt Units (5 %)

(-)

Low Units (5 %)

(9,944)

Gross Effective Annual Income

\$ 207,256

FORM 4

FINANCING SOURCESConstruction

Project Cost: \$ 3,457,471

Developer Equity: \$ 0

Source of Equity: N/A

Syndication Proceeds: \$ 399,729 % Syndicated 100

Loan Sources:

Source	Loan Type	Amount (\$)	Rate (%)	Loan Term
Land Bank Loan		\$752,177	7%	30 Yrs.
Hud Sec. 202		\$1,400,000	N/A	N/A
Linkage		\$405,585	N/A	N/A
1/3 Syndication		\$131,190	N/A	N/A
Bridge Loan	Gap	-	-	-

Permanent

Project Cost: \$ Same

Developer Equity: \$ "

Source of Equity: "

Syndication Proceeds: \$ " % Syndicated "

Loan Sources:

Source	Loan Type	Amount (\$)	Rate (%)	Loan Term
Land Bank Loan		"		
Hud Sec 202		"		
Linkage		"		
2/3 Syndication		\$267,819		
HIF		\$500,000		

See attachments for financing commitment and pro forma

BOSTON CITYWIDE LAND TRUST
AUDUBON CIRCLE COLLABORATIVE
December 12, 1990

NOTES: 10 Ch. 707 Project Based Certificates
to CMLT;
Sec. 202 for Vinfen;

CASH FLOW:	824 Beacon (FLIS)	826 Beacon (VBC)	848 & 864 (CASCAP)	806-820 (Vinfen)	Total
Residential Rent	\$30,024	\$30,024	\$102,792	\$48,600	\$211,440
Parking Rent	\$1,440	\$1,440	\$5,040	\$0	\$7,920
Gross Revenue	\$31,464	\$31,464	\$107,832	\$48,600	\$219,360
Vacancy (6%)	\$1,888	\$1,888	\$6,470	\$0	\$10,246
Net Revenue	\$29,576	\$29,576	\$101,362	\$48,600	\$209,114
Expenses (2700/unit)	\$18,900	\$18,900	\$51,300	\$48,600	\$137,700
Net Operating Income	\$10,676	\$10,676	\$50,062	\$0	\$71,414
Avail. for Debt Service (OCR = 1.1)	\$9,706	\$9,706	\$45,511	\$0	\$64,922
Debt Service Land Bank	\$9,706	\$9,706	\$45,511	\$0	\$64,922
Debt Service Conventional	\$0	\$0	\$0	\$0	\$0
Debt Service Other	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$9,706	\$9,706	\$45,511	\$0	\$64,922
Net Profit/(Loss)	\$971	\$971	\$4,551	\$0	\$6,492

SOURCES AND USES:	824 Beacon (FLIS)	826 Beacon (VBC)	848 & 864 (CASCAP)	806-820 (Vinfen)	Total
Uses	\$243,000	\$284,000	\$880,000	\$930,000	\$2,337,000
Acquisition	\$58,545	\$58,545	\$158,909	\$550,000	\$826,000
Hard Costs	\$42,000	\$42,000	\$114,000	\$96,471	\$294,471
Soft Costs	\$343,545	\$384,545	\$1,152,909	\$1,576,471	\$3,457,471
Total Dev. Costs	\$343,545	\$384,545	\$1,152,909	\$1,576,471	\$3,457,471
Sources	\$68,627	\$68,627	\$186,275	\$176,471	\$500,000
HIF	\$0	\$0	\$0	\$0	\$0
Other	\$74,421	\$82,088	\$243,220	\$0	\$399,729
Syndication	\$120,437	\$120,437	\$564,748	\$0	\$805,622
Land Bank Loan	\$0	\$0	\$0	\$0	\$0
Conventional Loan	\$0	\$0	\$0	\$0	\$0
Sec. 202	\$80,060	\$113,393	\$0	\$1,400,000	\$1,400,000
Linkage Capital	\$343,545	\$384,545	\$1,152,909	\$1,576,471	\$3,457,471
Total Sources	\$68,627	\$68,627	\$186,275	\$176,471	\$500,000

BOSTON CITYWIDE LAND TRUST
AUDUBON CIRCLE COLLABORATIVE
December 12, 1990
RENT PROFILE

BUILDING	UNIT	SIZE	MARKET	PROPOSED RENTS
806-820	28	S	\$710	NA
	29	S	\$710	NA
	30	S	\$710	NA
	31	S	\$710	NA
	32	S	\$710	NA
	33	S	\$710	NA
	34	1BR	\$823	NA
	35	1BR	\$823	NA
	36	1BR	\$823	NA
	37	1BR	\$823	NA
	38	1BR	\$823	NA
	39	1BR	\$823	NA
	40	1BR	\$823	NA
	41	1BR	\$823	NA
	42	1BR	\$823	NA
	43	1BR	\$823	NA
	44	1BR	\$823	NA
	45	1BR	\$823	NA
	46	S	\$710	\$175
	47	S	\$710	\$538
	48	S	\$710	\$538
824	49	S	\$710	Ch. 707
	50	S	\$710	Ch. 707
	51	S	\$710	
	52	S	\$710	
	53	S	\$710	
	54	S	\$710	
	55	S	\$710	Ch. 707
	56	S	\$710	Ch. 707
	57	S	\$710	
	58	S	\$710	
	59	S	\$710	
	60	S	\$710	
848	61	1BR	\$823	Ch. 707
	62	1BR	\$823	Ch. 707
	63	1BR	\$823	Ch. 707
	64	1BR	\$823	
	65	1BR	\$823	
	66	1BR	\$823	
	67	1BR	\$823	
	68	2BR	\$1,106	
	69	S	\$710	\$175
	70	S	\$710	\$292
	71	1BR	\$823	Ch. 707
	72	1BR	\$823	Ch. 707
864	73	1BR	\$823	Ch. 707
	74	1BR	\$823	Ch. 707
				\$350

75
76
77
78

1BR
1BR
1BR
1BR

\$823	\$350
\$823	\$350
\$823	\$400
\$823	\$400
-----	-----
\$55,875	\$25,726

TOTAL MONTHLY RENT

7 March 1990

Anne Reitmayer
Executive Director
Boston Citywide Land Trust
434 Massachusetts Avenue, #502
Boston, MA 02118

RE: Audobon Circle Residential Project

Dear Anne,

Thank you for approaching the Land Bank regarding financing for the redevelopment of the properties at 806 - 820, 824, 826, 848, 850, 864, and 866 Beacon Street in Boston. The properties contain 75 units, including a mix of lodging house rooms, efficiencies, and one and two bedroom units. The BCLT proposes to acquire these from Boston University, provide interim management, and sell them to nonprofit developers who will rehabilitate and rent them to needy tenants.

In the absence of private financing, the Land Bank provides financing for the redevelopment of blighted properties to create or preserve affordable housing. Projects must be financially sound and operate at least 30 percent of the units as affordable to low or moderate income households.

As the BCLT has proposed, the Land Bank could provide interim acquisition financing for the Audobon Circle units. Your preliminary budgets suggest a need for Land Bank assistance. After the BCLT obtains site control, the Land Bank will consider feasibility and public purpose criteria in more detail.

The Land Bank will consider requests for permanent financing on a property-by-property basis.

The BCLT is proposing a creative plan to pool the resources of nonprofits to develop needed affordable housing. The Land Bank would be pleased to consider financing the project as it unfolds. Thanks again for your interest.

Sincerely,
Michael Schaaf
Michael Schaaf
Director of Projects

LAND
BANK

EXECUTIVE OFFICE OF COMMUNITIES & DEVELOPMENT

COPY



Michael S. Dukakis, Governor
Amy S. Anthony, Secretary

December 7, 1990

Boston Citywide Land Trust
434 Massachusetts Ave., No. 502
Boston, MA 02118

RE: Audubon Circle SRO, Boston, Ma

Dear Gentlepeople:

I am pleased to inform you that the application made for the above referenced project has been approved for funding by the Executive Office of Communities and Development (EOCD). While the level of demand for scarce resources was tremendous, it was determined that your project was among those most worthy of support. Subject to the terms and conditions to be set forth in reservation letters for each of the respective programs, the following funds will be conditionally reserved for the project:

Low Income Housing Tax Credits up to \$102,752

Housing Innovations Fund up to \$500,000

At the time of this award, we are also awarding the City of Boston a set aside of Chapter 707 Rental Assistance funds. We anticipate that you will work with the City to address the project's need for rental assistance.

As with all State resources, funding is conditional upon appropriation by the General Court of the Commonwealth of Massachusetts and release of funds by the Executive Office of Administration and Finance. Letters delineating the specific terms and conditions of the reservation for each program will be forwarded to you within the next few weeks by the respective program staff.

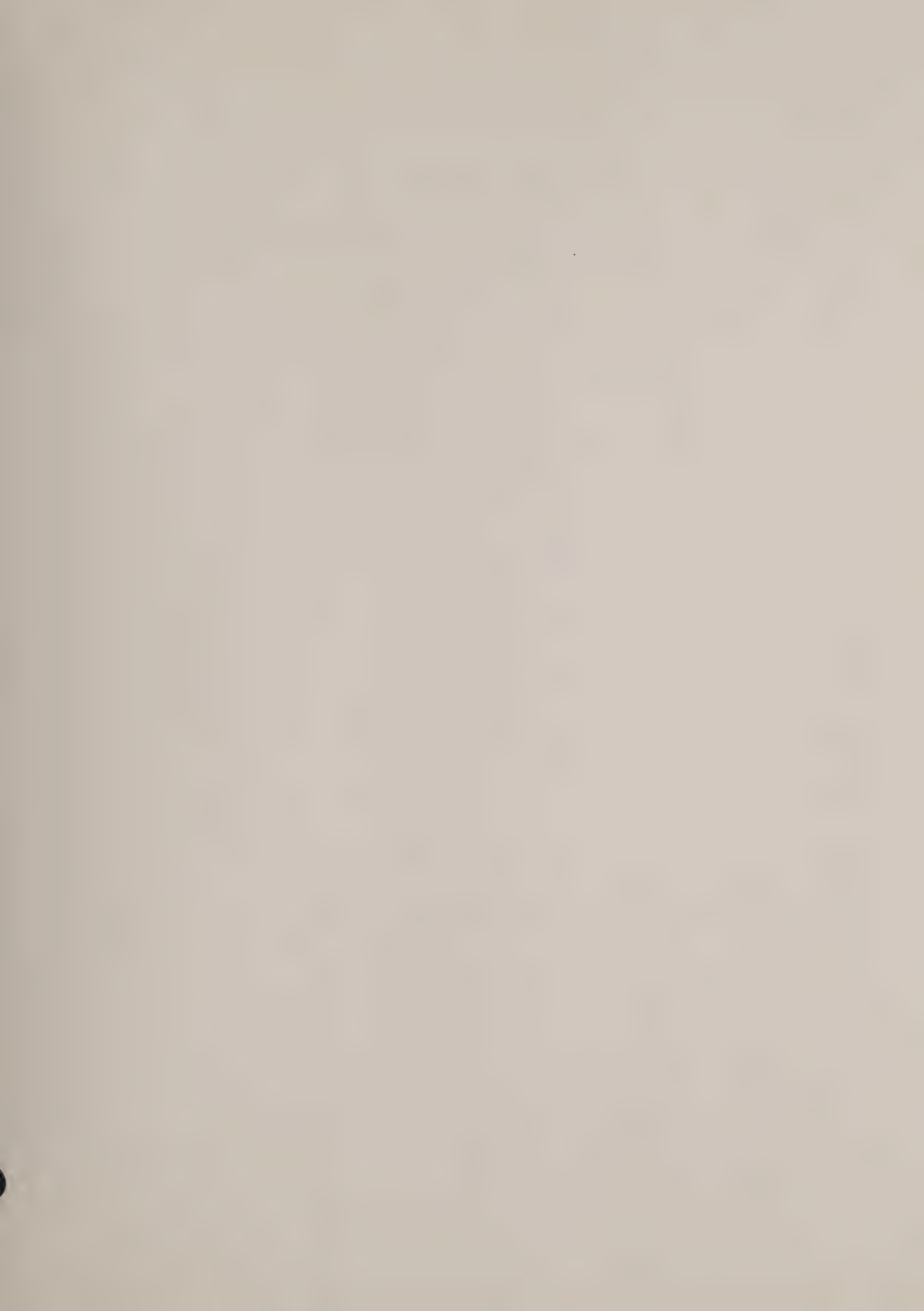
Awards that include resources for more than one program are offered as a package. All of the terms and conditions of each of the programs must be satisfied. Any change in the funding package may be cause for re-evaluation of the project and could result in a withdrawal of all program reservations.

If you have any questions, do not hesitate to call Lynn Shields at 617/727-8495.

Again, congratulations on your success. EOCD appreciates your commitment to helping to provide housing opportunities for lower income citizens.

Sincerely,


Amy S. Anthony
Secretary



Signature to come

FORM 5

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or indebtedness?

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department.)

3. Have any of the principals previously owned real estate? If so, when, where, and what type of property?

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crimes?

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

_____ DAY OF _____, 19____

SIGNATURE: _____

ADDRESS: _____

AFFIRMATIVE MARKETING PLAN

1. Developer/Owner: Name, Address _____
_____ Tel. No. _____

2. Name and Address of Development _____

3. No. of Units _____ Vacant _____ Occupied _____

4. Indicate which racial or ethnic groups are least likely to apply for housing without special outreach.

5. Indicate the media to be used to advertise the availability of the housing to the groups noted in #4.

Name of Newspaper, Radio
or Television Station

Racial/Ethnic Identification
of Market

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

6. If brochures, leaflets, or other handouts are to be used, describe method of distribution:

7. List community contacts and describe method of contact:

8. If owners/renters are to be selected from a waiting list or pool of applicants, please describe the method that will be used to develop the applicant pool, the criteria that will be used for pre-qualifying the applicants, and the standards that will be used for final selection of buyers or tenants. Attach separate page if necessary.

9. Please describe other efforts planned as part of your outreach program not adequately covered by this form.

FORM 6 Attachment
AFFIRMATIVE MARKETING PLAN

1. Income

Tenants will be selected so as to comply with income guidelines mandated by the Housing Innovations Fund and the Low Income Tax Credit. No tenant will pay more than 30% of his or her gross monthly income as rent.

2. Other Criteria

a) The applicant must be capable of independent living and should not demonstrate a risk to the safety, security or right to peaceful enjoyment of the other residents.

b) The applicant must be able to maintain a room in a decent, safe, sanitary condition and cooperatively share common facilities.

c) The applicant must be willing to sign a lease and community rules agreement.

d) The applicant must demonstrate a regular source of income or possess a rental subsidy certificate.

e) The applicant must provide information requested on the application. Applicants who fail to do so or who misrepresent or falsify information will be denied.

3. Non-discrimination

Application policies shall not deny admission to, nor in any way discriminate against, any otherwise eligible applicant because of race, creed, religion, national or ethnic origin, sex or sexual preference. All information to be considered shall be reasonably related to individual attributes and behavior of an applicant and shall not be related to attributes and behavior that may be imputed by some to a particular group or category.

FORM 6 Attachment

The following is a description of the tenant selection procedures and guidelines of the individual collaborating developers. -

Friends of the Long Island Shelter

The shelter staff recommend individuals presently staying at the Long Island facility. Each person recommended receives a sponsor to speak on his/her behalf in front of the selection committee which is made up of the F.L.I.S. Executive Director, Assistant Director and other key staff members. Those believed to be best suited and in most need of the SRO housing will be chosen. Candidates cannot be drug or alcohol abusers and must be working or possess the ability to work.

Veterans Benefits Clearinghouse

The candidate pool will consist of Vietnam Veterans, with a priority going to homeless Vets. The gentlemen will be screened not only on a basis of need but on their ability to live independently, free of drugs and alcohol. Those judged to be the best qualified and possessing the ability to work or those maintaining employment will be chosen.

Vinfen Corporation

The Department of Mental Health will be used as the primary referral source, sending the names of individuals suffering from various forms of mental illness to Vinfen staff. The candidates will then be screened by the staff in order to determine those most able to live independently with limited supervision. These persons must also possess the ability to work and function in a capacity that does not jeopardize their well-being or that of others. Of the candidate pool, those best suited will be chosen.

Cambridge/ Somerville Cooperative Apartment Program

CASCAP's selection process is not readily available at this time.



MEMORANDUM

Subject: Believing that

the following information

is of interest to you

and is being furnished to you

for your information.

Very truly yours,

John F. Kennedy

President of the United States

Washington, D.C.

Enclosure

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

100-100000

Signature to come

FORM 7. NON-DISCRIMINATION STATEMENT

As a condition of receiving NHT/BRA-controlled funds, land or other benefits, I, _____ agree not to discriminate or permit discrimination upon the basis of race, color, sex, religion, national origin, source of income, or presence of children (except in the case of an elderly project) in the lease, rental, or use and occupancy of the property located at _____.

Furthermore, I agree to comply with the attached Affirmative Marketing Plan and to maintain a record of all newspaper advertisements, outreach letters, translations and leaflets. These will be available for review the NHT/BRA upon request.

I understand that I shall be able to proceed with completion of my project if I have taken every step outlined in the City-approved Affirmative Marketing Plan. Compliance shall be determined by the Boston Fair Housing Commission (BFHC). If I have not adequately complied with the City-approved plan, I shall be required to conduct additional outreach and/or I may be denied an occupancy permit for my project.

Owner

Date

